

1.0	PHA Information PHA Name: <u>Nebraska City Housing Authority</u> PHA Code: <u>NE012</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/01/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>75</u> Number of HCV units: _____				
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
	PHA 1:				PH HCV
	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. The mission of the Nebraska City Housing Authority is to be the area's affordable housing of choice. We provide and maintain safe, quality housing in a cost-effective manner. By partnering with others, we offer rental assistance, comprehensive housing opportunities for qualified individuals and families and other related services which benefit the greater community.				
5.2	Goals and Objectives. <ol style="list-style-type: none"> 1. Management- <ul style="list-style-type: none"> ▪ The Nebraska City Housing Authority shall achieve and sustain an occupancy rate of 93% or greater. 2. Expansion of Stock- <ul style="list-style-type: none"> ▪ Assist our community to increase the availability of affordable, suitable housing for families in the very-low income range, cited as a need in our Consolidated Plan. ▪ Locate at least two partners, non-profit or for-profit, locally or nationally-based. These partners will work with us on the acquisition, improvement and/or development of additional housing opportunities for elderly/disabled population. 3. Marketability- <ul style="list-style-type: none"> ▪ Make public housing the affordable housing of choice for the very low-income residents of our community. 4. Maintenance- <ul style="list-style-type: none"> ▪ Streamline the vacancy turnover process. ▪ The Nebraska City Housing Authority shall create an appealing, up-to-date environment by making updates in the physical appearance of the property as well as adding electronic and digital wiring to the property. 5. Fiscal Responsibility- <ul style="list-style-type: none"> ▪ The Nebraska City Housing Authority will ensure full compliance with all applicable standards and regulations including government generally accepted accounting practices. ▪ The Nebraska City Housing Authority will seek out non HUD funds to assist with local projects. 6. Public Image- <ul style="list-style-type: none"> ▪ The Nebraska City Housing Authority shall ensure that there are at least six positive stories a year in the local media about the Housing Authority or one of its residents. 7. Supportive Services- <ul style="list-style-type: none"> ▪ The Nebraska City Housing Authority shall assist its resident organizations in strengthening their organizations and helping them develop their own mission statement, goals, and objectives. ▪ Assist and educate residents the benefit of the internet and electronic resources. 				

6.0	<p>PHA Plan Update- The Admissions and Continued Occupancy Policy defines the Nebraska City Housing Authority's policies for the operation of the Public Housing Program, incorporating Federal, State and local law. If there is any conflict between this policy and laws or regulations, the laws and regulations will prevail. There are five eligibility requirements for admission to public housing: qualifies as a family, has an income within the income limits, meets citizenship/eligible immigrant criteria, provides documentation of Social Security numbers, and signs consent authorization documents. In addition to the eligibility criteria, families must also meet the Nebraska City Housing Authority screening criteria in order to be admitted to public housing. The waiting list will be maintained in accordance with the following guidelines: The application will be a permanent file; all applications will be maintained in order of bedroom size, preference, and then in order of date and time of application; and any contact between the Nebraska City Housing Authority and the applicant will be documented in the applicant file. When a family appears to be nearing the top of the waiting list, the family will be invited to an interview and the verification process will begin. Nebraska City Housing Authority has revised the Admissions and Continued Occupancy Policy to address changes and updates mandated by HUD. The ACOP was revised April of 2008 and January of 2009 through board resolutions. An Earned Income Verification (EIV) policy was adopted use during the verification process. Nebraska City Housing Authority established a \$50.00 minimum rent and \$400.00/ 1br & \$475.00/ 2br maximum rent amounts. These amounts were established in 1999 and have not been adjusted. Since the adoption of the VAWA Policy in 2007, NCHA continues to distribute the information to incoming residents and serve on a board which works directly with the Project Response agency. This agency provides services to individuals dealing with abuse.</p> <p>NCHA is audited annually. The most recent audit for year end March 31, 2008 produced no findings. There was a decrease in assets and liabilities for the year as well as a slight decrease in revenues. The Housing Authority adopted three additional policies which relate directly to the financial reporting of the agency. This includes an Internal Control Policy, a Petty Cash Policy and an Anti Fraud Policy. A table stating the financial resources is as follows:</p> <table border="1" data-bbox="240 604 1393 907"> <thead> <tr> <th>SOURCE OF INCOME</th> <th>AMOUNT OR BALANCE</th> </tr> </thead> <tbody> <tr> <td>Operating Fund 09</td> <td>\$105,877.00</td> </tr> <tr> <td>Capital Fund 08</td> <td>\$59,977.00</td> </tr> <tr> <td>Capital Fund 09</td> <td>\$79,280.00</td> </tr> <tr> <td>ARRA Funds</td> <td>\$107,676.00</td> </tr> <tr> <td>Rental Income</td> <td>\$225,450.00 Est for FY 09</td> </tr> <tr> <td>Investments</td> <td>\$202,122.00</td> </tr> <tr> <td>Checking Balance</td> <td>\$163,949.00</td> </tr> </tbody> </table> <p>The PHA Plan and Five Year Plan for Nebraska City Housing Authority are available in the Housing Authority office located at 200 North Third, Nebraska City, NE. Public review of this plan and standard operating procedures for this program are available during regular office hours Monday- Friday 7:30-12:00 & 1:00- 4:30. Required postings include the NCHA Admissions and Continued Occupancy Policy, Grievance Procedure, Public Housing Lease, Resident Advisory Board members and House Rules established by RAB, list of Housing Authority Board Members and contact information, Equal Housing Certification and HUD contact information.</p>	SOURCE OF INCOME	AMOUNT OR BALANCE	Operating Fund 09	\$105,877.00	Capital Fund 08	\$59,977.00	Capital Fund 09	\$79,280.00	ARRA Funds	\$107,676.00	Rental Income	\$225,450.00 Est for FY 09	Investments	\$202,122.00	Checking Balance	\$163,949.00
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8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.																
8.1	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. ATTACHMENT																
8.2	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. ATTACHMENT																
8.3	Capital Fund Financing Program (CFFP). <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.																

NEBRASKA CIT HOUSING AUTHORITY NEEDS ASSESSMENT

The Quality Housing and Work Responsibility Act of 1998 requires that housing authorities set forth in our Annual Plan a Needs Assessment of the housing needs of our jurisdiction and our waiting list. Also, we are required to state how we intend to address these needs.

Attached is the information contained in the Housing Needs Section of our Consolidated Plan. It shows there is a moderate need for additional affordable housing resources in our community. Also, per the requirements, we have attached data and tables that provide an analysis of our waiting list.

9.0

The information was analyzed in the following manner: The availability and need for rental units are assessed through the local newspaper, the waiting list and a 2006 Housing Assessment and Strategy Plan for Nebraska City. According to the 2006 Housing Assessment, additional older adults and seniors will create additional demand for housing that meet their needs. The leading edge of the baby boomer population will be turning 65 in 2010; therefore, future planning for this population should begin.

The Nebraska City Housing Authority used this analysis to prepare our five-year goals and objectives. This reflects our priorities that we have set forth in our Mission Statement.

Finally, we are required to state how we intend to address our community's housing needs to the maximum extent practical. While we wish we could meet the needs that exist in our jurisdiction, we are not optimistic about achieving this objective. The problem is that we lack the resources to address our housing needs. Neither the Nebraska City Housing Authority nor the Federal Government has the resources necessary to accomplish our objective. The only practical thing we can do is to apply for the grant opportunities made available by the U.S. Department of Housing and Urban Development over the course of the next year. Whenever possible we will respond to HUD NOFAs (Notices of Funding Availability) to increase the amount of affordable housing in Nebraska City, Nebraska. NCHA will investigate other funding options, such as NIFA, and partnerships to meet the upcoming needs of our area.

ANALYSIS OF THE PUBLIC HOUSING WAITING LIST

Total Number of Families on the Waiting List	<u>12</u>
Bedroom Breakdown:	
One Bedroom Applicants- cottage	<u>4</u>
One Bedroom Applicants	<u>6</u>
Two Bedroom Applicants	<u>2</u>
Income Distribution of Applicants:	
Applicants between 50% and 80% of Median	<u>4</u>
Applicants between 30% and 49.9% of Median	<u>1</u>
Applicants at less than 30% of Median	<u>6</u>
Number of Applicant Families Headed by an Elderly Person	<u>8</u>
Number of Applicant Families with a Person with a Disability	<u>4</u>
Racial/Ethnic Breakdown:	
White (Non-Hispanic)	<u>12</u>
Black (Non-Hispanic)	<u> </u>
American Indian/Native Alaskan	<u> </u>
Asian or Pacific Islander	<u> </u>
Hispanic	<u> </u>
Other	<u> </u>
Average Length of Time to Receive Housing (in months)	<u>10-12</u>
If waiting list is closed, date it closed	<u> </u>

Table 1.			
Needs of Specific Families in the Jurisdiction			
	EXTREMELY LOW INCOME	ELDERLY, DISABLED	RACIAL/ETHNIC GROUP
Affordability Issues	Yes- need is there	Yes- need is there	Yes- need is there
Supply of Housing	More units needed	More units needed	More units needed
Quality of Housing	Above average to excellent	Above average to excellent	Above average to excellent
Accessibility	yes	yes	yes
Size	Larger units needed	Larger units needed	Larger units needed
Location of Housing	Adequate	Adequate	Adequate

9.1	<p>Strategy for Addressing Housing Needs. Nebraska City Housing Authority will continue to assess housing needs for the area. NCHA has addressed their strategic plan through the Mission Statement and Goals. Partnerships and different funding opportunities will be utilized to meet the upcoming needs. NCHA will also maintain contact with landlords and the Section 8 program to assist families with finding the housing the best meets their situation. The Executive Director will participate and serve on local boards which review housing challenges in the area. These boards include the Otoe County Case Coordination and Nebraska City Affordable Housing Council.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(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. - Nebraska City Housing Authority has met the goal of providing housing of choice and maintained 90% or better occupancy rate for the past three years, have provided attractive support services through a resident coordinator and has continued to operate in a fiscally sound manner.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"- NCHA Policy changes for CY 2009-</p> <ul style="list-style-type: none"> ▪ 1/7/09- Updated ACOP with HUD mandated changes ▪ 1/7/09- Developed a Disaster and Response Guide ▪ 4/1/09- Amend Smoking Policy to ban smoking in units with oxygen use. ▪ 7/1 , 9/23 & 10/22/09- Revisions and amendments to Procurement Policy ▪ 10/7/09- Revised Personnel Manual ▪ 10/7/009- Revised NCHA Lease with tenant meeting (minor changes to fit local policy and \$1.00 increase for additional appliances)

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 (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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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.



Nebraska City Housing Authority

200 N 3rd Nebraska City, NE 68410
Ph 402-873-5451 Fax 402-873-7383

November 10, 2009 @ 9:00a.m.

Tracy Wieckhorst, Executive Director, attended the Resident Advisory Board meeting and presented the Annual and Five Year Plan for Nebraska City Housing Authority. An announcement was made regarding the document and it's availability for public comment until January 6, 2010.

The Resident Advisory Board comments were positive responses to the items in the Plan and two suggestions to be included. The first suggestion the Board gave was that when the community room is expanded, the community kitchen should be expanded as well. A pantry area would be a nice addition. The kitchen and community room are often used by residents to host events rather than in their apartments which are too small to accommodate the functions. The second suggestion was to refurbish some of the unused tub rooms into laundry rooms. There was discussion of the negative and positive results of this inclusion. Tracy Wieckhorst agreed to add both items to the Five Year Plan.

There were no challenged elements by the Board.

Part I: Summary									
PHA Name: Nebraska City Housing Authority	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;">Grant Type and Number</td> <td>FFY of Grant: 2010</td> </tr> <tr> <td>Capital Fund Program Grant No: NE26P012501-10</td> <td>FFY of Grant Approval:</td> </tr> <tr> <td>Replacement Housing Factor Grant No:</td> <td></td> </tr> <tr> <td>Date of CFFP:</td> <td></td> </tr> </table>	Grant Type and Number	FFY of Grant: 2010	Capital Fund Program Grant No: NE26P012501-10	FFY of Grant Approval:	Replacement Housing Factor Grant No:		Date of CFFP:	
Grant Type and Number	FFY of Grant: 2010								
Capital Fund Program Grant No: NE26P012501-10	FFY of Grant Approval:								
Replacement Housing Factor Grant No:									
Date of CFFP:									

Type of Grant	
<input checked="" type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Revised Annual Statement (revision no:)
	<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				
2	1406 Operations (may not exceed 20% of line 21) ³	\$10,000			
3	1408 Management Improvements	\$3,000			
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$2,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$16,000			
10	1460 Dwelling Structures	\$5,000			
11	1465.1 Dwelling Equipment—Nonexpendable	\$10,000			
12	1470 Non-dwelling Structures	\$25,000			
13	1475 Non-dwelling Equipment	\$6,000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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: Nebraska City Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P012501-10 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2010 FFY of Grant Approval:	
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					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$79,280				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities	\$5,000				
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	\$20,000				
Signature of Executive Director		Date		Signature of Public Housing Director		
				Date		

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Part II: Supporting Pages								
PHA Name: Nebraska City Housing Authority			Grant Type and Number Capital Fund Program Grant No: NE26P012501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
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	
	Operations	1406		\$10,000				
	Management Improvements- Complete the Rekeying and Remastering process in High Rise	1408		\$3,000				
	Fees and Costs- A/E fees for projects and PNA	1430		\$3,000				
	Site Improvement- Replace exterior lighting with more modern and efficient fixtures, replace two sets of steps with new concrete, concrete sidewalk repairs where necessary , paint and repair all hand railing and balcony railing on property	1450		\$16,000				
	Dwelling Structures- Thermostat and valve replacement in apartments, Elevator Upgrades, Boiler Repairs and Upgrades, Plumbing Upgrades, high rise toilets as needed, Apartment Remodel including paint and flooring	1460		\$6,280				
	Dwelling Equipment Non-expendable- Window Coverings for B-cottages on patio doors, replace kitchen ceiling lights and fans	1465		\$10,000				
	NonDwelling Structures- Handicap Accessible Door on East Entrance of High rise	1470		\$25,000				
	NonDwelling Equipment- Back up Generator, Lawn Vacuum and Mulcher attachment, Plumbing Drill	1475		\$6,000				

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.

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						
PHA Name/Number Nebraska City Housing Authority- NE012		Locality (City/County & State) Nebraska City, Otoe County, Nebraska			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
B.	Physical Improvements Subtotal	Annual Statement	\$59,280.00	\$65,000	\$43,780	\$39,000
C.	Management Improvements			\$8,000		
D.	PHA-Wide Non-dwelling Structures and Equipment		\$8,000	\$1,280	\$25,500	\$5,280
E.	Administration					
F.	Other					\$25,000
G.	Operations		\$12,000	\$5,000	\$10,000	\$10,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$79,280	\$79,280	\$79,280	\$79,280
L.	Total Non-CFP Funds					
M.	Grand Total					

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year <u>2</u> FFY <u>2011</u>			Work Statement for Year: <u>3</u> FFY <u>2012</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
Annual	1430- A/E fees & Consultation		\$3,000	1430- A/E fees & Consultation		\$3,000
				1450- Landscaping rock, purchase five new trees and replace shrubs		\$2,000
	1460- Replace soffits on cottages, replace and repair window panels on high rise, tuck pointing on all three buildings, reinforce concrete beams on exterior of building		\$41,280	1460- Water shut off valves on risers, plumbing upgrades, elevator upgrades including motor, brake and drive replacement as parts become obsolete, boilers upgrades		\$10,000
	1470- Improve energy efficiency in stair wells (board up or new windows)		\$15,000	1470- New ceiling and light fixtures on first floor, central air on first floor, expand community room, addition to community kitchen		\$50,000
	Subtotal of Estimated Cost		\$59,280	Subtotal of Estimated Cost		\$65,000

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

	Work Statement for Year <u>4</u> FFY <u>2013</u>			Work Statement for Year: <u>5</u> FFY <u>2014</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
Annual	1430- A/E fees & Consultation		\$3,000	1430- A/E fees & Consultation		\$1,000
	1450- Modernization of landscaping, addition of covered sitting area		\$30,000	1450- Reseal and remark parking lot, Expand parking, Move electrical substation		\$28,000
	1460- Elevator door detectors and elevator car guide rollers and counter weight guide rollers, Boiler Upgrades, Fire protection upgrades		\$2,780	1460- Two Apartment remodels, Remodel two tub rooms into laundry rooms, Regrout and replace damaged shower stall tiles		\$10,000
	1470- Office expansion, additional public restroom		\$22,000	1470- Small storage shed for tenant use		\$1,000
	Subtotal of Estimated Cost		\$57,780	Subtotal of Estimated Cost		\$40,000

Part I: Summary									
PHA Name: Nebraska City Housing Authority	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;">Grant Type and Number</td> <td>FFY of Grant: 2008</td> </tr> <tr> <td>Capital Fund Program Grant No: NE26P012501-08</td> <td>FFY of Grant Approval:</td> </tr> <tr> <td>Replacement Housing Factor Grant No:</td> <td></td> </tr> <tr> <td>Date of CFFP:</td> <td></td> </tr> </table>	Grant Type and Number	FFY of Grant: 2008	Capital Fund Program Grant No: NE26P012501-08	FFY of Grant Approval:	Replacement Housing Factor Grant No:		Date of CFFP:	
Grant Type and Number	FFY of Grant: 2008								
Capital Fund Program Grant No: NE26P012501-08	FFY of Grant Approval:								
Replacement Housing Factor Grant No:									
Date of CFFP:									

Type of Grant	
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input checked="" type="checkbox"/> Revised Annual Statement (revision no:1)
	<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				
2	1406 Operations (may not exceed 20% of line 21) ³	\$15,000	\$15,000	0	0
3	1408 Management Improvements	\$3,000	\$3,000	\$207	\$207
4	1410 Administration (may not exceed 10% of line 21)	\$2,000	\$2,000	0	0
5	1411 Audit	\$1,000	\$1,000	\$400	\$400
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$3,000	\$3,000	\$3,000	\$3,000
8	1440 Site Acquisition				
9	1450 Site Improvement	\$13,596	\$16,596	\$5,065.15	\$5,065.15
10	1460 Dwelling Structures	\$15,000	\$15,000	\$8,739.36	\$8,739.36
11	1465.1 Dwelling Equipment—Nonexpendable	\$10,000	\$10,000	\$3,139.08	\$3,139.08
12	1470 Non-dwelling Structures	\$15,000	\$16,470	\$11,080.80	\$11,080.80
13	1475 Non-dwelling Equipment	\$3,000	\$3,000	0	0
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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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: Nebraska City Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P012501-08 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2008 FFY of Grant Approval:	
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: 1)		
<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					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$80,596	\$85,066	\$31,631.39	\$31,631.39	
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					
Signature of Executive Director			Date			
Signature of Public Housing Director			Date			

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Part II: Supporting Pages								
PHA Name: Nebraska City Housing Authority			Grant Type and Number Capital Fund Program Grant No: NE26P012501-08 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	
HA- Wide	Operations	1406		\$15,000	\$15,000	0	0	
	Management Improvements- Staff training for tile waxing	1408		\$3,000	\$3,000	\$207	\$207	C
	Administration	1410		\$2,000	\$2,000			
	Audit Cost	1411		\$1,000	\$1,000	\$400	\$400	C
	Fees & Cost- Architectural Fees and Energy Audit	1430		\$3,000	\$3,000	\$3,000	\$3,000	C
	Site Improvement- Landscaping with necessary retaining wall and driveway	1450		\$13,596	\$16,596	\$5,065.16	\$5,065.15	C
	Dwelling Structures- Cabinetry for three apartment remodels, flooring replacement	1460		\$15,000	\$15,000	\$8,739.36	\$8,739.36	In progress
	Dwelling Equipment- Refrigerators, Stoves, Sinks and Faucets for three remodels	1465		\$10,000	\$10,000	\$3,139.08	\$3,139.08	In progress
	Non-Dwelling Structures- New storage shed built several new windows on first floor common space	1470		\$15,000	\$16,470	\$11,080.80	\$11,080.80	C
	Non-Dwelling Equipment	1475		\$3,000	\$3,000	0	0	
	TOTAL				\$85,066	\$31,631.39	\$31,631.39	

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

Part I: Summary	
PHA Name: Nebraska City Housing Authority	Grant Type and Number Capital Fund Program Grant No: NE26P012501-09 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval:	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:1)
 Performance and Evaluation Report for Period Ending: 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				
2	1406 Operations (may not exceed 20% of line 21) ³	\$15,000	\$15,000		
3	1408 Management Improvements	\$1,500	0		
4	1410 Administration (may not exceed 10% of line 21)	\$1,500	0		
5	1411 Audit	\$1,000	0		
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$2,000	\$2,000	\$888.00	\$888.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$15,000	\$15,000		
10	1460 Dwelling Structures	\$4,000	\$5,000		
11	1465.1 Dwelling Equipment—Nonexpendable	\$2,000	\$1,000		
12	1470 Non-dwelling Structures	\$40,000	\$40,000		
13	1475 Non-dwelling Equipment	\$3066	\$1,280		
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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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: Nebraska City Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P012501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval:	
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: 1)		
<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					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$85,066	\$79,280	\$78,392	\$78,392	
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					
Signature of Executive Director			Date			
Signature of Public Housing Director			Date			

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Part II: Supporting Pages								
PHA Name: Nebraska City Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P012501-09 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	
	Operations	1406		\$15,000	\$15,000			
	Management Improvements	1408		\$1,500	0			
	Administration	1410		\$1,500	0			
	Audit	1411		\$1,000	0			
	Fees and Costs (A/E services)	1430		\$2,000	\$2,000			
	Site Improvement- Tree Removal, Landscaping, Replace Exterior lights with more Efficient Fixtures	1450		\$15,000	\$15,000			
	Dwelling Structures- Plumbing Upgrades in Apartments, Elevator Repairs, Boiler Repairs, Remodel Apartments including paint and flooring, Repair or Replace Ventilation System	1460		\$4,000	\$5,000			
	Dwelling Equipment- Non Expendable- Refrigerators, Air Conditioners or Heat Pumps in Cottages	1465		\$2,000	\$1,000			
	Non Dwelling Structures- Roof Repair on High Rise, Plumbing Upgrades in Buildings, Replace Remaining Doors and Windows on First Floor	1470		\$40,000	\$40,000			
	Non Dwelling Equipment- Lawnmower and Snowblower	1475		\$3,066	\$1,280			
	TOTAL			\$85,066	\$79,280			

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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: Nebraska City Housing Authority	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;">Grant Type and Number</td> <td>FFY of Grant: 2009</td> </tr> <tr> <td>Capital Fund Program Grant No: NE26S01250109</td> <td>FFY of Grant Approval:</td> </tr> <tr> <td>Replacement Housing Factor Grant No:</td> <td></td> </tr> <tr> <td>Date of CFFP:</td> <td></td> </tr> </table>	Grant Type and Number	FFY of Grant: 2009	Capital Fund Program Grant No: NE26S01250109	FFY of Grant Approval:	Replacement Housing Factor Grant No:		Date of CFFP:	
Grant Type and Number	FFY of Grant: 2009								
Capital Fund Program Grant No: NE26S01250109	FFY of Grant Approval:								
Replacement Housing Factor Grant No:									
Date of CFFP:									

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:1)
 Performance and Evaluation Report for Period Ending: 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				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$107,676		\$107,676	\$103,050
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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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: Nebraska City Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26S01250109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval:	
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:) <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					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	107,676				
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					
Signature of Executive Director		Date		Signature of Public Housing Director		
				Date		

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