

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: Deshler Housing Authority PHA Code: NE036 PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 01/01/2010					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 30 Number of HCV units: 0					
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input checked="" 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	
					PH	HCV
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: <i>The mission of the Deshler Housing Authority is to be the area's affordable housing choice. To provide and maintain safe, quality housing in a cost-effective manner. We offer rental assistance to our community in a non-discriminatory manner.</i>					
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. The Deshler Housing Authority goals include reducing public housing vacancies, renovate or modernize public housing units. We will also implement measure to deconcentrate poverty by bringing higher income public housing households into lower income developments and encourage mixing of higher income families and lower income families. We will also assist people with self-sufficiency and would like to increase the number and percentage of employed persons in assisted families. We will ensure Equal Opportunity in Housing for all Americans. Undertake affirmative measures to ensure access and provide a suitable living environment to assisted housing regardless of race, color, religion national origin, sex, familial status and disability. Also see attached VAWA policy.					
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (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.					
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.					
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.					
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.					
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.					

9.0	<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.</p>
9.1	<p>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.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <ul style="list-style-type: none"> (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. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"
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.: Meeting held on September 24,2009. No one attended. In survey sent out to residents inquiring if anyone is interested in forming a resident advisory board. Of surveys returned no one has been interested. (g) Challenged Elements: No challenge elements, see above. (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)

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:

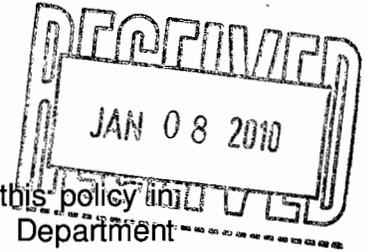
- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or 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.

VIOLENCE AGAINST WOMEN ACT POLICY



21.1 Purpose

The Housing Authority of the City of Deshler (DHA) has adopted this policy in compliance with the "Violence Against Women and Justice Department Reauthorization Act of 2005" ("VAWA" or "the Act", P.L. 109-162), a federal law that provides protections for victims of domestic violence, dating violence and stalking. The DHA will comply with all applicable provisions of VAWA. This summary of VAWA protections is not intended to limit the rights of victims provided by the Act.

The DHA notes and supports the statements of Congressional purpose set forth in VAWA including those listed below (paraphrased from the statute).

The purpose of this Act is to

- Reduce domestic violence, dating violence, sexual assault and stalking; and protect victims of such criminal acts;
- Prevent homelessness caused by domestic violence;
- Create long-term housing solutions for victims of domestic violence;
- Build collaborations among victim service providers, homeless service providers, housing providers and housing agencies to address the housing needs of victims of domestic violence; and
- Enable public and assisted housing agencies, and other housing providers and agencies to respond appropriately to domestic violence, while maintaining a safe environment for all housing residents.

21.2. Protection of Victims

- A. For the purpose of this policy, the term "domestic violence" encompasses acts or threats of domestic violence, dating violence, sexual assault and stalking, as those terms are defined in VAWA.
- B. VAWA protects qualified residents and family members of residents who are victims of domestic violence, dating violence, or stalking from being denied, evicted or terminated from housing assistance based solely on criminal acts of domestic violence against them. Criminal acts of domestic violence shall not be considered "serious or repeated lease violations" by the victim or "criminal activity" by the victim that is grounds for termination of the lease or of housing assistance.

- C. VAWA protections are available to both applicants for and recipients of housing assistance through the Public Housing program.
- D. VAWA protects both women and men who are victims of domestic violence.
- E. The protections provided by VAWA and this policy are to be observed and enforced by all DHA staff, individuals and agencies contracting with the DHA.
- F. VAWA does not limit the authority of the DHA, when notified, to honor court orders addressing rights of access to or control of the property, including civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the household members in cases where a family breaks up.
- G. In order to further this policy and provide the protections above mentioned, it is the policy of the DHA to cooperate with the Nebraska Department of Human Services, law enforcement agencies, and all other agencies, entities, and persons, public and private, to provide a safe living environment that will provide a supportive, non-threatening shelter to victims, their families, and household members. (See the Nebraska Protection from Domestic Abuse Act, Neb. Rev. Stat. §§ 42-901 to 42-931 and similar legislation.)

21.3 Certification

- A. DHA May Request Certification. If an applicant or public housing resident claims protection under VAWA against denial of an application, termination of tenancy or assistance, or other adverse action, the DHA may require the person who claims the VAWA protections to deliver a certification concerning the incident or incidents. If the person does not deliver this certification within the time allowed, he or she will lose the legal protections under VAWA.
- B. Acceptable Forms of Certification. There are three ways to comply with a certification request by the DHA:
 - i. Complete the certification form approved by HUD (Form HUD-50066);
 - ii. Provide a police report or court record;
 - iii. Provide a document signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional,

from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking.

Self-Certification; Request for Additional Information. The DHA may accept self-certification by the person claiming to be a victim within the protection of VAWA. If the DHA has reason to believe the information provided in the certification is inaccurate or incomplete in material respects, the DHA may request additional information, also certified or attested.

Perjury. The certification must state that the victim and any other person signing it or providing documentation are doing so under penalty of perjury (28 U.S.C. 1746).

Time Limit. The applicant or public housing resident must deliver to the DHA the certification in one of these three ways within 14 business days after receiving the housing authority's request for certification.

21.4 Confidentiality

Information provided by an applicant or resident about an incident or incidents of domestic violence, dating violence or stalking involving that person or a member of the household will be held by the DHA in confidence and not shared without the consent of the person who provided the information, except that this information may be disclosed in an eviction proceeding or otherwise as necessary to meet the requirements of law.

21.5 Notices

The DHA will provide notices explaining the VAWA protections to applicants for housing assistance and to public housing resident.

21.6 Leases; Bifurcation of Leases

As required by VAWA, the public housing lease shall provide that the DHA may bifurcate a lease to remove a household member who engages in criminal acts of physical violence against family members or others.

The DHA has revised the public housing lease to include provisions required by VAWA.

21.7 Rights of DHA to Evict or Terminate Assistance

A. **Eviction for Reasons Other Than Domestic Violence.** VAWA specifically preserves the rights of the DHA and property owners to deny or terminate housing assistance to a victim of domestic violence for

reasons other than the criminal activity related to the domestic violence, provided that no higher standard is applied.

- B. **Failure to Submit Certification After Request by DHA.** If the person claiming to be a victim within the protection of VAWA fails to deliver the certification within 14 business days after receiving the housing authority's request for certification.
- C. **Imminent and Actual Threat.** VAWA specifically preserves the rights of the DHA to evict or terminate from assistance any tenant or household member if the DHA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant is not evicted or terminated from assistance.

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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: Deshler Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P03650108 Replacement Housing Factor Grant No: N/A 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 type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" 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					
2	1406 Operations (may not exceed 20% of line 21) ³	2000				
3	1408 Management Improvements	1,000				
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit	750				
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement	14,000				
10	1460 Dwelling Structures	16,277.00				
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					

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: Deshler Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P03650108 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: FFY of Grant Approval:	
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:				<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)	39,511		20,978.76	20,978.76	
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 <i>Kara Wenste</i>		Date 1-6-2010		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 I: Summary						
PHA Name: Deshler Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26S036501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 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 checked="" 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	50,013				
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	33,600				
10	1460 Dwelling Structures	12,444				
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	3,969				
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.

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: Deshler Housing Authority	Grant Type and Number Capital Fund Program Grant No: NE26S03501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: FFY of Grant Approval:

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

Line	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)	50,013		30,008.48	30,008.48
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 <i>Kara Wierke</i>	Date <i>1-6-2010</i>	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: Deshler Housing Authority			Grant Type and Number Capital Fund Program Grant No: NE26S036501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant:		
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	Automatic Sprinklers	1450		9,000		9,445.00	9,445.00	
HA Wide	Lawns / Landscaping/ Signs	1450		17,000		18,963.48	18,96.48	
HA Wide	Signs for Parkview with Landscaping	1450		3,000		0	0	
HA Wide	Parking Lot Repairs	1450		1,600		1,600	1,600	
HA Wide	Park Benches, Picnic Tables, Planters	1450		3,000		0	0	
HA Wide	Floor Tile Project (tile entryways @ Sunset)	1460	18	4,500		0	0	
HA Wide	New Carpet for Apartments @ Sunset	1460		1,200		0	0	
HA Wide	Replacement Appliances -Stoves	1460		1,800		0	0	
HA Wide	Replacement Appliances - Refrigerators	1460		3,744		0	0	
HA Wide	Replecement Fixtures	1460		200		0	0	
HA Wide	Boiler Room Doors	1460		1,000		0	0	
HA Wide	Community Room Furniture	1475		3,969		0	0	

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.

Part I: Summary	
PHA Name: Deshler Housing Authority	Grant Type and Number Capital Fund Program Grant No: NE26P03650109 Replacement Housing Factor Grant No: Date of CFFP:
	FFY of Grant: FFY of Grant Approval:

Type of Grant
 Original Annual Statement **Reserve for Disasters/Emergencies**
 Performance and Evaluation Report for Period Ending: **Revised Annual Statement (revision no:)**
 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	36,459			
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				
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				

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: Deshler Housing Authority	Grant Type and Number Capital Fund Program Grant No: NE26P03650109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 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)	36,459			
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 <i>Kara Wenste</i>		Date 1-6-2010	Signature of Public Housing Director		Date

¹ To be completed for the Performance and Evaluation Report.
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⁴ RHF funds shall be included here.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Deshler Housing Authority				Federal FFY of Grant:	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide					

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.

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 Capital Fund Financing Program

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

Part I: Summary						
PHA Name: Deshler Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P036501-10 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010De 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	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	100				
3	1408 Management Improvements	100				
4	1410 Administration (may not exceed 10% of line 21)	100				
5	1411 Audit	400				
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement	12,582				
10	1460 Dwelling Structures	19,427				
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	3,750				
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.

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

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 Office of Public and Indian Housing
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Part I: Summary

PHA Name: Deshler Housing Authority	Grant Type and Number Capital Fund Program Grant No: NE26P036501-10 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2010De FFY of Grant Approval:
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Type of Grant

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	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)	36,459			
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 <i>Kara Wenste</i>	Date 1-6-2010	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: Deshler Housing Authority			Grant Type and Number Capital Fund Program Grant No: NE26P036501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010De		
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	
	Alley / Lawns / Automatic Sprinklers / Landscaping / Planters / Park Benches & Tables / Curb / Railings / Signs	1460		4,500				
	Continue work on fence, parking lot, parking stops & sidewalk & concrete repairs	1460		6,500				
	ceiling fans and lightning & needed repairs and replacement fixtures. Install GFCI's in bathrooms and kitchens. Energy Star CFL bulb replacement project. Update Electrical Panels & Wiring Updates	1460		1,484				
	Replacement, Installation and repairs of storm doors, interior doors / bifold doors, entry doors, boiler room doors, hardware, door knobs, locks, door bells as needed.	1460		500				
	Continue replacement of mini-blinds, replacement vertical blinds or repairs & installation of window coverings	1460		500				
	Continue window replacements / window screens and repairs as needed.	1460		500				
	New carpet / installation as needed	1460		1,900				
	Continue floor tile project and floor restorations as needed	1460		2,500				
	Continue replacement and installation of vanities / sinks / faucets and parts / toilets / handicap toilets & parts / tubs / handheld showers / replacement glass shower doors / shower tile repairs / new	1460		2,000				

	showers / bathroom hardware / bathroom exhaust fans and replacement motors as needed.							
	Continue A/C project and repairs. Painting of interior of apts. / drywalling of apts / cleaning of apts.	1460		1,000				
	Painting and drywall repair work as needed of office, community building, both laundry facilities, boiler rooms and maintenance room	1460		1,500				
	Update boilers into central heat / central air	1460		1,000				
	Replacement of appliances, stoves, parts and repairs, / range splash guards / stove exhaust hoods and replacement motors / refrigerators, parts and repairs / washers & dryers parts & repairs / Diaphragm Expansion tanks, parts / repairs / installation / Sewer & water line replacement / repairs / smoke alarms as needed	1460		2,293				
	Attic Ventilation / insulation / brick wing and brick wall repairs as needed / new gutters & gutter guards / downspouts / installation	1460		1,750				
	Replacement / parts & repairs for the following: Backflow preventers / reducing valves/ switching relays / boiler unit / replacement boiler motor / pump combination / new thermostats / condensate pumps as needed	1460		1,000				
	New outdoor lamp posts and street banners / carports	1460		1,582				
	New or repairs of countertops and cabinets, installations of above	1460		1,000				
	Community Space Equipment & Furniture, Office Furniture & Equipment, Maintenance Equipment, UTV, Tools, Computer Equipment and Software	1475						
	Operations	1408		100				

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.

Capital Fund Program—Five-Year Action Plan

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 Office of Public and Indian Housing
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Part I: Summary						
PHA Name/Number: Deshler Housing Authority		Locality (City/County & State): Deshler, NE			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement				
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		36,459	36,459	36,459	36,459
L.	Total Non-CFP Funds					
M.	Grand Total		36,459	36,459	36,459	36,459

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year: 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	1450 – Alley / Lawns / Automatic Sprinklers / Landscaping / Planters / Park Benches & Tables / Curb / Railings / Signs		4,500	1450 – Alley / Lawns / Automatic Sprinklers / Landscaping / Planters / Park Benches & Tables / Curb / Railings / Signs		4,500
Annual	1450 - Continue work on fence, parking lot, parking stops & sidewalk & concrete repairs		6,500	1450 - Continue work on fence, parking lot, parking stops & sidewalk & concrete repairs		6,500
Statement	1460 – Continue installing ceiling fans and lightning & needed repairs and replacement fixtures. Install GFCI's in bathrooms and kitchens. Energy Star CFL bulb replacement project. Update Electrical Panels & Wiring Updates		1,484	1460 – Continue installing ceiling fans and lightning & needed repairs and replacement fixtures. Install GFCI's in bathrooms and kitchens. Energy Star CFL bulb replacement project. Update Electrical Panels & Wiring Updates		1,484
	Replacement, Installation and repairs of storm doors, interior doors / bifold doors, entry doors, boiler room doors, hardware, door knobs, locks, door bells as needed.		500	Replacement, Installation and repairs of storm doors, interior doors / bifold doors, entry doors, boiler room doors, hardware, door knobs, locks, door bells as needed.		500

	Continue replacement of mini-blinds, replacement vertical blinds or repairs & installation of window coverings		500.00	Continue replacement of mini-blinds, replacement vertical blinds or repairs & installation of window coverings		500
	Continue window replacements / window screens and repairs as needed.		1,000	Continue window replacements, window screens & repairs as needed.		1,000
	New carpet / installation as needed		1,900	New carpet / installation as needed		1,900
	Continue floor tile project and floor restorations as needed		2,500	Continue floor tile project and floor restorations as needed		2,500
	Continue replacement and installation of vanities / sinks / faucets and parts / toilets / handicap toilets & parts / tubs / handheld showers / replacement glass shower doors / shower tile repairs / new showers / bathroom hardware / bathroom exhaust fans and replacement motors as needed.		2,000	Continue replacement and installation of vanities / sinks / faucets and parts / toilets / handicap toilets & parts / tubs / handheld showers / replacement glass shower doors / shower tile repairs / new showers / bathroom hardware / bathroom exhaust fans and replacement motors as needed.		2,000
	Continue A/C project and repairs. Painting of interior of apts. / drywalling of apts / cleaning of apts.		1,000	Continue A/C project and repairs. Painting of interior of apts. / drywalling of apts / cleaning of apts		1,000

	Painting and drywall repair work as needed of office, community building, both laundry facilities, boiler rooms and maintenance room.		1,500	Painting and drywall repair work as needed of office, community building, both laundry facilities, boiler rooms and maintenance room.		1,500
	Update boilers into central heat / central air		1,000	Update boilers into central heat / central air		1,000
	Replacement of appliances, stoves, parts and repairs, / range splash guards / stove exhaust hoods and replacement motors / refrigerators, parts and repairs / washers & dryers parts & repairs / Diaphragm Expansion tanks, parts / repairs / installation / Sewer & water line replacement / repairs / smoke alarms as needed		2,293.00	Replacement of appliances, stoves, parts and repairs, / range splash guards / stove exhaust hoods and replacement motors / refrigerators, parts and repairs / washers & dryers parts & repairs / Diaphragm Expansion tanks, parts / repairs / installation / Sewer & water line replacement / repairs / smoke alarms as needed		2,293.00
	Attic Ventilation / insulation / brick wing and brick wall repairs as needed / new gutters & gutter guards / downspouts / installation		1,750	Attic Ventilation / insulation / brick wing and brick wall repairs as needed / new gutters & gutter guards / downspouts / installation		1,750

Capital Fund Program—Five-Year Action Plan

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	Replacement / parts & repairs for the following: Backflow preventers / reducing valves/ switching relays / boiler unit / replacement boiler motor / pump combination / new thermostats / condensate pumps as needed.		1,000	Replacement / parts & repairs for the following: Backflow preventers / reducing valves/ switching relays / boiler unit / replacement boiler motor / pump combination / new thermostats / condensate pumps as needed.		1,000
	New outdoor lamp posts and street banners / carports		1,582	New outdoor lamp posts and street banners / carports		1,582
	New or repairs of countertops and cabinets, installations of above		1,000			1,000
	Subtotal of Estimated Cost	\$	32,009	Subtotal of Estimated Cost		\$32,009

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	1450 – Alley / Lawns / Automatic Sprinklers / Landscaping / Planters / Park Benches & Tables / Curb / Railings / Signs		4,500	1450 – Alley / Lawns / Automatic Sprinklers / Landscaping / Planters / Park Benches & Tables / Curb / Railings / Signs		4,500
Annual	1450 - Continue work on fence, parking lot, parking stops & sidewalk & concrete repairs		6,500	1450 - Continue work on fence, parking lot, parking stops & sidewalk & concrete repairs		6,500
Statement	1460 – Continue installing ceiling fans and lightning & needed repairs and replacement fixtures. Install GFCI's in bathrooms and kitchens. Energy Star CFL bulb replacement project. Update Electrical Panels & Wiring Updates		1,484	1460 – Continue installing ceiling fans and lightning & needed repairs and replacement fixtures. Install GFCI's in bathrooms and kitchens. Energy Star CFL bulb replacement project. Update Electrical Panels & Wiring Updates		1,484
	Replacement, Installation and repairs of storm doors, interior doors / bifold doors, entry doors, boiler room doors, hardware, door knobs, locks, door bells as needed.		500	Replacement, Installation and repairs of storm doors, interior doors / bifold doors, entry doors, boiler room doors, hardware, door knobs, locks, door bells as needed.		500

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/	Continue replacement of mini-blinds, replacement vertical blinds or repairs & installation of window coverings		500			1,000
/	Continue window replacements / window screens and repairs as needed.		1,000			1,000
/	New carpet / installation as needed		1,900			1,900
/	Continue floor tile project and floor restorations as needed		2,500			2,500
/	Continue replacement and installation of vanities / sinks / faucets and parts / toilets / handicap toilets & parts / tubs / handheld showers / replacement glass shower doors / shower tile repairs / new showers / bathroom hardware / bathroom exhaust fans and replacement motors as needed.		2,000			2,000
/	Continue A/C project and repairs. Painting of interior of apts. / drywalling of apts / cleaning of apts.		1,000			1,000
/	Painting and drywall repair work as needed of office, community building, both laundry facilities, boiler rooms and maintenance room.		1,500			1,500

	Update boilers into central heat / central air		1,000			1,000
	Replacement of appliances, stoves, parts and repairs, / range splash guards / stove exhaust hoods and replacement motors / refrigerators, parts and repairs / washers & dryers parts & repairs / Diaphragm Expansion tanks, parts / repairs / installation / Sewer & water line replacement / repairs / smoke alarms as needed		2,293			2,293
	Attic Ventilation / insulation / brick wing and brick wall repairs as needed / new gutters & gutter guards / downspouts / installation		1,750			1,750
	Replacement / parts & repairs for the following: Backflow preventers / reducing valves/ switching relays / boiler unit / replacement boiler motor / pump combination / new thermostats / condensate pumps as needed		1,000			1,000
	New outdoor lamp posts and street banners / carports		1,582			1,582
	New cabinets or repair of cabinets and countertops, installation of above		1,000			1,000

	Subtotal of Estimated Cost		\$32,009	Subtotal of Estimated Cost		\$32,009

