

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>FREMONT HOUSING AGENCY</u> PHA Code: <u>NE100</u> PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/01/2010</u>					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>249</u> Number of HCV units: <u>133</u>					
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
PHA 1:						
PHA 2:						
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	<p>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: The Mission of the Fremont Housing Authority is to be a leading, innovative, affordable housing agency dedicated to assisting low to moderate income families, elderly and disabled residents who are striving to improve the quality of their lives through independent living or self-sufficiency.</p> <p>Values Statement: The Fremont Housing Agency will strive to provide the community with an environment of professional and ethical competency where employees are valued, appreciated and encouraged to achieve performance excellence; where customers are greeted with exceptional customer service free of discrimination, where they are treated with dignity, respect and compassion, and provided with opportunities to interact in community partnerships; where business operations instill a trust in taxpayer stewardship through standards of efficiency, honesty and integrity; and where FHA housing programs provide quality living environments that are energy efficient and design effective.</p> <p>Vision Statement: The vision of the Fremont Housing Agency is to improve lives and strengthen the Fremont Community: For Residents: We will preserve, provide and create affordable homes in a safe, healthy environment, while protecting the rights and affirming the values of a diverse society. For Employees: We will be a great place to work where employees are mission driven, results oriented, innovative, collaborative and appreciated. For the Public: We will be a good neighbor, by preserving and promoting the development of sustainable affordable housing options that create value to the community and by investing public money responsibly to deliver results that matter. For the Greater Fremont Community: We will provide affordable housing options to all jurisdictions of the Greater Fremont Area including outlying small communities not served by housing agencies. We will be pro-active community partner in the rehabilitation, planning and development of affordable housing neighborhoods based on market driven practices, growth patterns, changing development trends and consumer preferences. For the Future of the Fremont Housing Agency: We will engage in strategic thinking and planning that will provide FHAs with the framework necessary to accomplish a long-term, sustainable housing vision, along with opportunities to form partnerships which will maximize collaboration efforts, funds leveraging and competency sharing.</p>					

5.2

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

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

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

- **Maintain High Performer** status in PHAS – **Score 92** Improve vacant unit turnaround and lease up times for improved PHAS score. Improve Occupancy rates.
- Improve customer satisfaction – **Meet the 5 goals of Strategic Planning**
- **Follow through with Strategic Plan Initiatives & Plan:** Resident Self-Sufficiency, Customer Satisfaction, , Image Building & Community Engagement, Product and Services Marketing, formation of a Non Profit/CHDO.
- **Marketing** - Market FHA through media and community outreach, 2009 the website was redesigned, designed a billboard and contracted space for 2years, FHA entered into 3 Memorandum of Agreements with community stakeholders to provide support services to residents in public and affordable housing programs, 2010 FHA created a marketing video for fairs and expos; promote community public speaking engagements, interaction within community sponsored events, and Leadership training. Utilize the Fremont Housing Authority Affordable Fair Housing Marketing Plan as a planning and marketing tool for community outreach and equal opportunity goals.
- **Housing for Elderly:** Expand Elderly housing by designating one building “elderly only” – 2004 received 5 Yr Designation – *Renewed in 2009 and 2011.*
- **2008-Created a Food Service Program & Congregate Dining Room** to provide 1 balanced hot meal per day to residents and social atmosphere to dine. Average of 35 residents eating noon meals Monday through Friday and deli meals on weekends. Program is supported with ticket sales and non-public housing funds.
- **Resident Services:** FHA has been working to create the position of a Resident Service Coordinator to provide support services to the aging population and disabled residents in Gifford and Stanton Tower and to oversee medical, dietary, mental health, in-house transportation, housekeeping, personal care and social and wellness activities targeted for the elderly to allow them to age in place. The service coordinator will also be available to assist non-elderly disabled residents in both Gifford and Stanton Towers. Financial Obligation to establish this program will be \$70000 annually
- **Security:** Increase an atmosphere of security in the development by implementing new security entry system, ground lighting, security cameras and recordable equipment in elevators, hallways and common areas.
- Maintain low crime rate around developments by partnering in programs with local police department.
- Remodel units in an effort to improve marketability by combining 1 bedroom units into 2 bedroom units for couples and small families – when and where feasible.
- **Preservation of Properties & Housing Stock:** through ARRA CFRC, and Capital Fund modernization and rehabilitation. **Energy Efficient Retrofit projects** – chiller system, boilers, air handlers, controls, pumps and valves, lighting conversion; **Grounds:** parking lot and sidewalk replacement and major landscape renovation with lighting; **Building Envelope:** 2011 exterior façade repairs and renovations to both towers;
- **Administration:** expansion of office space for staffing capacity, upgrade server and computers, software, hardware, printers, copiers, furniture
- **Remove one unit fro inventory for office expansion in Gifford Tower.**
- **Remove one unit from inventory for Resident Services Coordinator in Stanton Tower.**
- **Physical Needs Assessment contracted – 2011-2012**
- **Section 504 Needs Assessment/Transition Plan -- Handicapped Accessible** improvements in the areas of widened and automatic doorways and to respond to the need for other Reasonable Accommodations.
- **Purchase property or secure a site** for the construction of a 3 stall garage / storage shed on PH property to provide an area where vehicles, grounds keeping equipment, and inventory can be securely stored.
- **Completed in 2011: Utilized Force Account Labor** with Capital Funds remodeling kitchens, replacing appliances, painting, flooring in Gifford Tower; Office expansion and remodeling.
- **Affordable Housing Opportunities:** Partner with developer or initiate plans to construct more “affordable housing” in the community for single family, disabled, transitional, group homes.
- **Financial Obligations (\$900,000): Energy Efficient Retrofit (EER):** Budgeted financing up to \$100,000 in annual budget and secured a loan for another \$250,000 which will need to be paid back to financial lender. Use of Section 8 Unobligated Admin Fees will contribute \$63000 to the EER and the Management Fund (non-Hud funds will contribute \$247,250. Planned Use of \$100,000 public housing funds for administrative office expansion improvements, furniture, equipment and additional personnel. Another \$100,000 annually obligated for Resident Support Services Coordinator position/ office budget. This includes purchase of a transport van/ driver / insurance for resident transportation needs.

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <ul style="list-style-type: none"> • Energy Performance Consultant – Contracted 2009 • Energy Efficient Retrofit design build project replaces Energy Performance Contract with ESCO • Secured financing for the Energy Efficient Retrofit projects. • Received ARRA Stimulus Competitive Grant funds to support Energy Efficient Retrofit projects. • Use of Force Account Labor – appliance replacement, kitchen renovations • Strategic Planning process Goals established, mission, vision and values statements adopted, Action Plans are developed • 2011 Create Resident Support Services program, policies and procedures • 2011 Hire Resident Support Services Coordinator to work with elderly and disabled residents on initiatives for improving nutritional, medical and mental health, social interaction, physiological & psychological needs, transportation, and family involvement. Create office space for this position. • Acquire a van and hire a driver to transport residents to and from appointments, shopping excursions, and community activities or social functions • Apply to State of Nebraska for Non-Profit Status with Community Housing Development Corporation designation (CHDO). • Designated Housing Plan for elderly housing application for renewal in 2011. • Section 8 Administrative Plan is currently under review for revision. • Public Housing Admissions and Continued Occupancy Policy is currently under review for revision. <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <ul style="list-style-type: none"> • Administrative Office of Fremont Housing Agency, 2510 N Clarkson St., Fremont, NE 68025 • Site office located at 2600 N Clarkson St, Fremont , NE 68025
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>N/A</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. See attached file</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. See attached file</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. See attached file.</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

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

Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

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

9.0

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

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

B. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

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

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

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

Expanded our Section 8 Housing Voucher Program into smaller surrounding communities that do not have programs in their jurisdiction. (Added four counties 2006-2011. 2010 HUD field Office approved a multi county jurisdiction for Dodge, Washington and Saunders counties.

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

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

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

Need: Specific Family Types: The Elderly

Goals:

1. Maintain Gifford Tower (129 units) for elderly, near elderly, disabled, handicapped, and small family.
2. 2011- Renewed Application for Designated Housing Plan for Stanton Tower (120 units) for strictly Elderly or Elderly with handicap (62 and over) living units and modernizing the community kitchen to a food service kitchen (2007) with implementation of a congregate dining room (2008) and social activities center (2011 with creation of Resident Services Coordinator position), with the stipulation that residents from both towers are welcome to use the food service program and participate in the social activities.
3. To create a warm, stable social environment for the elderly, free from the disruptions of younger generational lifestyles, thereby providing a secure haven for their retirement years.
4. To enhance a healthy lifestyle by providing the following support services:
 - a. Congregate Dining facility for meals ; Health and Wellness sessions & Social activities; Partnerships with support service agencies to assist elderly and disabled with needs such as nutrition, transportation, medical , psychological, physiological and social, etc...
5. **Target available assistance to the elderly:**
6. Apply for special-purpose vouchers targeted to the elderly, should they become available
7. **Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing – merged units in 2006 & 2007 to create fully handicapped accessible units for wheelchair bound individuals. Continue to renovate units as funding allows. 2011 Perform a Section 504 Needs Assessment, survey the residents and create a Transition Plan.**

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year.

Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.

Housing Needs of Families on the PHA's Public Housing Waiting Lists			
	# of families	% of total families	Annual Turnover
Waiting list total	16		43
Extremely low income <=30% AMI	15	94	
Very low income(>30% but <=50% AMI)		0	
Low income(>50% but <80% AMI)	1	6	
Families with children	2	13	
Elderly families	4	25	
Families with Disabilities	4	25	
Family/no children	13	82	
Race/ethnicity - white	15	94	
Characteristics by Bedroom Size (PH Only)			
1BR- 99% of inventory offer	16	100	
2 BR – 2 handicapped units	0	0	

Is the waiting list closed (select one)? No Yes

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

	# of families	% of total families	Annual Turnover
Waiting list total	136		29
Extremely low income <=30% AMI	102	75	
Very low income(>30% but <=50% AMI)	28	21	
Low income (>50% but <80% AMI)	6	4	
Families with children	87	64	
Elderly families	11	8	
Families with Disabilities	5	4	
Family/no children	33	25	
Race/Ethnicity - Black	0	0	
Race/Ethnicity - Hispanic	1	.05	
Race/ethnicity - white	135	99.5	
Characteristics by Bedroom Size (Section 8 Only)			
1BR-	48	35	
2 BR	62	45	
3 BR	25	19	
4 BR	1	1	

Is the waiting list closed (select one)? No Yes

If yes: How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

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

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

Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable Affirmatively market to races/ethnicities shown to have disproportionate housing need

Strategy 2: Conduct activities to affirmatively further fair housing

Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

Market the section 8 program to owners outside of areas of poverty /minority concentrations

Funding constraints Staffing constraints Limited availability of sites for assisted housing

Community priorities regarding housing assistance Results of consultation with local or state government & Advocacy Groups

Other: *Support the National and State Mental Health Reform Plan enacted by providing available housing units to eligible persons with mental health issues and working cooperatively with partnering organizations to advance affordable housing for elderly persons and families in need of transitional housing and/or housing for clients affected by national and state mental health reforms.*

9.1

Additional Information. Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission / Goals. Provide a brief statement of the PHA's progress in meeting the mission / goals described in the 5- Year Plan. Fremont Housing Authority has a record of obligating and expending all capital fund grants in a timely manner and according to procurement policy. A majority of items listed in the 5 year plan from 2005 through 2010 have been accomplished with the help of Capital Funding. CFP grants from 2005 through 2009, including ARRA Stimulus and bonuses, have been closed and audited or filed for audit with the HUD field office. Refer to the projects listed in the progressive Capital Funds Tables for ongoing modernization projects and asset maintenance. The ARRA Competitive Grant is 100% obligated and 77% expended. The CFP 2010 grant remains open and active.

Completed:	Continuing:
Gifford & Stanton Towers Window replacement	Replacement flooring in resident units ongoing
Energy Study	Paint of hallways and units ongoing,
New appliances-stove/refrigerator-cont'd annually	Force Account Labor Refinish/Replace unit entry doors & Interior doors ongoing
Boilers – Stanton Tower (4 replaced with 2)	Appliances – inventoried and updated annually
Beauty Shop/Laundry renovated	2010 & 2011 Major Mechanical Systems – Energy Efficient Retrofit design build underway chillers, boilers, pumps, controls, make up air units
New Conference Room remodeled	Conversion to Energy Efficient Fluorescent Lighting nearing completion
2011- New frontload washers/dryers for Laundries	Energy Efficient Retrofit consultant and A/E contract in progress
Sun block blinds – entry ways & community rooms- both towers	Operating Budget \$200,000 for Energy Efficient Retrofit project.
Window treatments Gifford Community Room	Secured Additional Financing for Energy Efficient Retrofit project
One new floral bed/landscaping	Removal of asbestos from mechanical rooms in progress
Lobby Furniture 11 floors – Gifford Tower	Exterior Renovations to Gifford & Stanton building envelope, painting, sealing, caulking, tuck pointing, repair & replacement bad bricks
New Bulletin boards and Directional signs – 11 floors Gifford Tower	Paint and epoxy floors and walls of mechanical rooms when Energy projects are completed
Paint hallways 12 floors Gifford Tower; 11 floors Stanton Tower	Future Plans
Upgraded security camera systems (interior / exterior)– both towers	Handicapped Accessible Entrance sliding doors vs. swing type doors
Merger of 3 units into two handicapped accessible units	New Rooftop for Stanton Tower
Kitchen Renovation 128 units- Gifford Tower Force Account Labor Kitchen renovation 70 units – new cabinets, countertops, sinks, faucets, appliances, flooring (2 units remain)	Reasonable Accommodation improvements – auto door entry to Handicapped accessible units & bathrooms & garbage rooms
Park Benches	Concrete replacement, add'l parking -- Landscaping & lighting
Stanton Tower New window dressings for community room, dining room and Sunblock blinds & vertical blinds for solariums & hallways Window Blinds for Stanton Tower apartments new windows	Carpet hallways 12 stories in Gifford Tower New Air Conditioning units for resident units Gifford Tower
Re-carpeting of Stanton Tower Hallways – 10 floors	New furnaces in resident units Stanton Tower
New furniture for solariums in Stanton Tower	Vanities added to bathrooms – Gifford Tower
Food Service Kitchen for Congregate Meal Plan – Stanton Tower - New Dining Room furniture both towers 2007	Expand & remodel office area - Office Equipment replacement – Update to wireless equipment
Fire Panel Emergency Notifier replaced in Stanton Tower	Replace remaining boilers Stanton Tower
2009 ARRA Stimulus – replacement of 1 elevator and renovation of 1 elevator Gifford Tower	Construct maintenance shed for equipment & inventory
	Purchase tractor, loader, brush & mower for snow and lawns
Two Smoking Shelters to compliment the No Smoking Policy	Replace all exterior steel doors and paint all interior steel doors
2009 Hired Strategic Planning Consultant	Perform Physical Needs Assessment –pending HUD guidelines
New Heavy Duty truck & blade to move snow in parking lots	Form a Non Profit with CHDO designation
2009 Landscaping and parking Lot improvements	Continue with Action Plans for 5 yr Strategic Planning Process
2009 Concrete replacement –patio area & sidewalks	Create Resident Services Coordinator Position & designate 1 unit for Office space- equipment & furnishings.

Significant Amendment and Substantial Deviation/Modification.

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

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

VAWA - Public Housing Agency Plan Provision – Five Year Plan

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

Domestic Violence, Dating Violence, Sexual Assault, Stalking

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

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements – Attached as Minutes of the Public Hearing 2011 (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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11.0 (G) NO CHALLENGES RECEIVED ON THE ONE AND FIVE YEAR AGENCY PLAN FOR FREMONT HOUSING AGENCY. PLEASE SEE ATTACHMENT –NE100 PUBLIC HEARING MINUTES.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

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

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

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

PHA Plan Elements. (24 CFR 903.7)

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

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

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

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

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

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

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

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

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

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

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

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

8.2 Capital Fund Program Five-Year Action Plan

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

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

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

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

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

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

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

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

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

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

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

Part I: Summary	
PHA Name: FREMONT HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NE26P10050111 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2011 FFY of Grant Approval: 2011	

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
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 21) ³	10000	0	0	0
3	1408 Management Improvements	20000		0	0
4	1410 Administration (may not exceed 10% of line 21)	15000			
5	1411 Audit	1200			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	50000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	4857			
10	1460 Dwelling Structures	20000			
11	1465.1 Dwelling Equipment—Nonexpendable	10000			
12	1470 Non-dwelling Structures	175000			
13	1475 Non-dwelling Equipment	25000			
14	1485 Demolition	0			
15	1492 Moving to Work Demonstration	0			
16	1495.1 Relocation Costs	0			
17	1499 Development Activities ⁴	0			

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part I: Summary						
PHA Name: FREMONT HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NE26P10050111 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2011 FFY of Grant Approval: 2011	
Type of Grant						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA	0				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0				
19	1502 Contingency (may not exceed 8% of line 20)	0				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	331057.00				
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 Sue Kleider 06/30/2011			Date	Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: FREMONT HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: NE26P10050111 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011		
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	
NE10000001	Operations	1406		10000				
	Management Improvement - staff training & information technology upgrades; hardware and software costs; Create position for REsident Support Services Coordinator & office space & equipment; Establish tracking procedures for PHAS III requirements	1408		20000				
	Administration - salaries & admin. expense related to Capital Fund improvements; Force Account labor for office remodel;	1410		15000				
	Audit - CFP related	1411		1200				
	Fees & Costs - architect and professional fees related to office expansion & Physical Needs Assessment	1430		50000				
	Site Improvement- dining room entrance signage, tree planting, landscaping & mulch, bushes, sod, floral beds, exterior lighting, pavers, rock, enlarge parking lot, concrete work on sidewalks and parking lots as needed; .	1450		4857				
	Dwelling Structures-continued replacement of unit floor coverings, paint units, hallways, stairwells, Carpet all hallways Gifford. Automatic door openers for handicapped accessible apts. and public bathrooms, garbage rooms;	1460		20000				

	ceiling fans in apts.; lever style door handles interior apts. doors; bathroom vanities Gifford							
	Dwelling Equipment- continue replacement with Energy Star appliances, New window unit air conditioners Gifford	1465.1		10000				
	Non Dwelling Structure - New roof Stanton Tower with added insulation, Gifford - enlarge & remodel office space; Paint maintenance rooms, floors, compactor rooms with epoxy paint; Carpet &/or ceramic tile common areas and halls,kitchens and common areas; Add electrical wiring and service panels; Enlarge Gifford Tower Kitchen for community room; Blow On Insulation for ceiling in Community Room; Construct garage/storage shed for equipment and vehicle and inventory Purchase Inventory software; new steel doors at all emergency exits; new automatic sliding glass doors at all main entrances.	1470		175000				
	Non Dwelling Equipment - Remove obsolete television antenna system and replace with satellite dish network system for residents ; Office furniture, chairs, desks, cubicles, 1 copier, Computer server with new digital backup system; individual computer hardware and printers for all stations, wireless communication system, Maintenance equipment: Computer & Inventory System Bar Code equipment and software; maintenance cabinets and shelving, Rooftop AC unit for office, High Efficiency heat pump in newly remodeled office area; replacement of steel doors on all exits and rooftop; replacement of automatic front doors/frames in Gifford and Stanton Tower; Mower tractor with shredder mower; Stanton Tower - replace remaining	1475		25000				

	boilers; Security cameras on every floor Gifford Tower and in all elevators, DVD recorder for Stanton Tower Security system							
	Relocation Expense -	1495		0				
	Grant totals			331057.00				

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

² To be completed for the Performance and Evaluation Report.

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

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

Part II: Supporting Pages								
PHA Name: Fremont Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P10050111 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011			
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	
NE10000001								

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						
Fremont Housing Authority/NE100		Fremont, Dodge, Nebraska			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name NE100 Fremont Housing Authority	Work Statement for Year 1 FFY ____2011____	Work Statement for Year 2 FFY ____10/2012____	Work Statement for Year 3 FFY ____10/2013____	Work Statement for Year 4 FFY ____10/14____	Work Statement for Year 5 FFY ____10/2015____
B.	Physical Improvements Subtotal	Annual Statement	0	0	0	0
C.	Management Improvements		5,000	5,000	7,095	\$10,000
D.	PHA-Wide Non-dwelling Structures and Equipment		53,195	17,095	70,000	105,000
E.	Administration		15,000	15,000	15,000	\$15,000
F.	Other		237,862	271,962	218,962	181,057
G.	Operations		20,000	20,000	20,000	\$20,000
H.	Demolition		0	0	0	0
I.	Development		0	0	0	0
J.	Capital Fund Financing – Debt Service		0	0	0	0
K.	Total CFP Funds		337,239	337,239	337,239	337,239
L.	Total Non-CFP Funds		0	0	0	0
M.	Grand Total		331057	331057	331057	331057

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2011</u>	Work Statement for Year <u>2</u> FFY <u>10/2012</u>			Work Statement for Year: <u>3</u> FFY <u>10/2013</u>		
	NE100/Fremont Housing Authority General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	Operations Permanent financing repayment for Energy Efficient Retrofit Project		20,000	Operations		20,000
Annual	Management Improvements Housing software upgrade/trainings		5,000	Management Improvements Upgrade housing software/staff trainings		5,000
Statement	Administration		15,000	Administration		15,000
	Audit		1200	Audit		1200
	Fees and Costs		20,000	Fees & Costs Architect Fees for remodeling		25,000
	Site Improvement Trees, Shrubs, landscape pavers for floral beds; concrete replacement Upgrade exterior lighting to electric eye, replace globes Expand parking lot		15,000	Site Improvement Concrete Replacement, landscaping Park benches, picnic tables, outdoor furniture		10,000
	Dwelling Structures:		116,638	Dwelling Structures		216,718
	Gifford Tower Continue replacement of appliances Replace carpet, vinyl, cove, paint Lever style door handles Telephone jacks in bedrooms Unit rehab Section 504 compliance issues & auto door closures, 504 bathroom remodel			Gifford Tower Continuing replacing carpet & vinyl, paint Continuing replacing appliances Continue cabinet replacement above toilets Lever style door handles, new apt. doors Light fixture replacement-ceiling fans Continue kitchen cabinets redecorate walls elevator lobbies on 12 floors		

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____ 2011 _____	Work Statement for Year _____ 4 _____ FFY _____ 10/2014 _____			Work Statement for Year: _____ 5 _____ FFY _____ 10/2015 _____		
	NE100/Fremont Housing Authority General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	Operations		20,000	Operations		20,000
Annual	Management Improvements Staff Trainings, conference, software upgrade		7,095	Management Improvements Staff Trainings, conference, software upgrade		10,000
Statement	Administration		15,000	Administration		15,000
	Audit		1200	Audit		1200
	Fees & Costs: Architect Fees remodeling, Energy Study,		20,000	Fees & Costs: Architect Fees remodeling , Physical Needs Assessment		20,000
	Site Improvement Concrete replacement/project signs		10,000	Site Improvement Concrete replacement/tree replacement, bushes, floral beds, exterior lighting, fencing, mudjacking for sidewalks, parking lot striping & painting,		10,000
	Dwelling Structures		93,618	Dwelling Structures		44,857
	Gifford Tower Continue replacing carpet & vinyl, paint Continuing replacing appliances lever door handles Redecorate elevator lobbies new apt. doors Replace hallway tile with carpet or ceramic tile Begin Ceramic tile in bathrooms and kitchens			Gifford Tower Continue replacing carpet & vinyl, paint Continuing replacing appliances Light fixtures, lever door handles Redecorate hallways, lobbies, elevator lobbies Ceramic tile in bathrooms and kitchens		

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

Part I: Summary	
PHA Name: FREMONT HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NE26P10050108 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2008 FFY of Grant Approval: 2008	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:002)
 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	0	0	0	0
2	1406 Operations (may not exceed 20% of line 21) ³	15000	15000	15000.00	15000.00
3	1408 Management Improvements	10000	2526.21	2526.21	2526.21
4	1410 Administration (may not exceed 10% of line 21)	10000	8610.82	8610.82	8610.82
5	1411 Audit	1000	802	802	802
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	40000	55383.51	55383.51	55383.51
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	5000	2984.73	2984.73	2984.73
10	1460 Dwelling Structures	70100	71438.19	71438.19	71438.19
11	1465.1 Dwelling Equipment—Nonexpendable	20000	0	0	0
12	1470 Non-dwelling Structures	150409	177408.64	177408.64	177408.64
13	1475 Non-dwelling Equipment	15000	3246.40	3246.40	3246.40
14	1485 Demolition	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	1000	108.50	108.50	108.50
17	1499 Development Activities ⁴	0	0	0	0

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

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

Part I: Summary						
PHA Name: FREMONT HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NE26P10050108 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2008 FFY of Grant Approval: 2008	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 002)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0	
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0	
20	Amount of Annual Grant:: (sum of lines 2 - 19)	337509.00	337509.00	337509.00	337509.00	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures			149875.68	149875.68	
Signature of Executive Director		Date 12/31/2009		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: FREMONT HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: NE26P10050108 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
NE100	Operations	1406	0	15000	15000	15000	15000	100%
	Management Improvement - staff training & information technology upgrades	1408		10000	2526.21	2526.21	2526.21	100%
	Administration - salaries & admin. expense related to Capital Fund improvements;	1410		10000	8610.82	8610.82	8610.82	100%
	Audit - CFP related	1411		1000	802	802	802	100%
	Fees & Costs - architect and professional fees related to CFP projects; Energy Performance consultant fees	1430		40000	55383.51	55383.51	55383.51	100%
	Site Improvement- completed new wording on signs, dining room entrance signage, entrance door weather surrounds, tree planting, landscaping & mulch, bushes, sod, floral beds, exterior lighting, pavers, rock; .	1450		5000	2984.73	2984.73	2984.73	100%
	Dwelling Structures- replaced floor coverings, painted units, hallways, stairwells, Stanton Tower window blinds for new windows in resident units, continued with kitchen rehab in Gifford Tower new cabinets, sinks, countertops, faucets, electrical wiring, doors; continue with fluorescent lighting conversion in units	1460		70100	71438.19	71438.19	71438.19	100%
	Dwelling Equipment-	1465.1		20000	0	0	0	0
	Non Dwelling Structure - Used a portion of this CFP for replacement of Stanton Tower windows in 11 story highrise; new	1470		150409	177408.64	177408.64	177408.64	100%

Part I: Summary	
PHA Name: FREMONT HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NE26P10050109 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval: 2009	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 02/15/2011 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 21) ³	10000	10000	10000	10000
3	1408 Management Improvements	945.38	945.38	945.38	945.38
4	1410 Administration (may not exceed 10% of line 21)	15870.29	15870.29	15870.29	15870.29
5	1411 Audit	925.	925.	925.	925.
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	17374.31	17374.31	17374.31	17374.31
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	27833.61	27833.61	27833.61	27833.61
10	1460 Dwelling Structures	69502.50	69502.50	69502.50	69502.50
11	1465.1 Dwelling Equipment—Nonexpendable	1708.02	1708.02	1708.02	1708.02
12	1470 Non-dwelling Structures	1128.06	1128.06	1128.06	1128.06
13	1475 Non-dwelling Equipment	191951.83	191951.83	191951.83	191951.83
14	1485 Demolition	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0
17	1499 Development Activities ⁴	0	0	0	0

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: FREMONT HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NE26P10050109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2009 FFY of Grant Approval: 2009			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 02/15/2011		<input checked="" type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA		0	0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	337239.00	337239.00	337239.00	337239.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
Signature of Executive Director Sue Kleider 2/15/2011		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: FREMONT HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: NE26P10050109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
NE100	Operations	1406	0	10000	10000	10000	10000	0
	Management Improvement - staff training & information technology upgrades	1408		5000	945.38	945.38	945.38	0
	Administration - salaries & admin. expense related to Capital Fund improvements; audio-video production for marketing units.	1410		15000	15870.29	15870.29	15873.29	0
	Audit - CFP related	1411		1000	925	925	925	0
	Fees & Costs - architect and professional fees related to CFP projects; Energy Performance consultant fees; Strategic Planning Consultant fee	1430		30000	17374.31	17374.31	17374.31	0
	Site Improvement- completed new wording on signs, dining room entrance signage, tree planting, landscaping & mulch, bushes, sod, floral beds, exterior lighting, pavers, rock.	1450		2095	27833.61	27833.61	27833.61	0
	Dwelling Structures-continued replacement of unit floor coverings, paint units, hallways, stairwells, continue with kitchen rehab in Gifford Tower - new cabinets, sinks, countertops, faucets, electrical wiring, doors; continue with fluorescent lighting conversion in units	1460		38044	69502.50	69502.50	69502.50	0
	Dwelling Equipment- continue replacement with Energy Star appliances, stove vent hoods, Unit air conditioners with PTAC systems in Gifford	1465.1		75000	1708.02	1708.02	1708.02	0

	<p>Non Dwelling Structure - Continue with fluorescent lighting conversion in common areas; New roof Stanton Tower with added insulation, Tuck and caulk brick both towers, Seal exterior brick both towers; Gifford - enlarge remodel office space; Paint maintenance rooms, floors, compactor rooms with epoxy paint; Carpet &/or ceramic tile common areas and halls,kitchens and common areas; Add electrical wiring and service panels; Enlarge Gifford Tower Kitchen for community room; Construct garage/storage shed for equipment and vehicle and inventory Purchase Inventory software</p>	1470		56100	1128.06	1128.06	1128.06	0
	<p>Non Dwelling Equipment - ENTER INTO ENERGY PERFORMANCE CONTRACT WITH ESCO for conservation measures pertaining to mechanical equipment replacement, generators, boilers, air conditioners, condensers/chillers, pumps, fan motors, hot water heaters, water softeners, aerators on faucets, shower heads, new low flow toilets, electrical lighting and fixtures, thermostats, HVAC, appliances, Elevator upgrade to electronic controls, &/or replacement of elevators, AC motors, Air circulation pumps, automatic door entry systems for ADA units. Seek renewable energy sources through geo-thermal ground water heat pumps, wind turbines, solar energy, "green technology" measures. Remove obsolete television antenna system and replace with satellite dish network system ; Office furniture computer hardware replacement and printers, Maintenance equipment: computer & Inventory System Bar Code equipment and software; additional power tools, cabinets and shelving, plumbing camera, Rooftop AC unit for office, High Efficiency heat pump in newly remodeled</p>	1475		100000	191951.83	191951.83	191951.83	0

Part I: Summary	
PHA Name: FREMONT HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NE26P10050110 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2010 FFY of Grant Approval: 2010	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:001-10)
 Performance and Evaluation Report for Period Ending: 04/30/2011 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 21) ³	0	0	0	0
3	1408 Management Improvements	10000	10000	0	0
4	1410 Administration (may not exceed 10% of line 21)	15000	15000	15000	25.96
5	1411 Audit	1000	1175	1175	1175
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	50000	50000	21784.45	3465.77
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	7095	6920	0	0
10	1460 Dwelling Structures	43044	43044	15513.52	15513.52
11	1465.1 Dwelling Equipment—Nonexpendable	33818	33818	21875.10	0
12	1470 Non-dwelling Structures	56100	56100	0	0
13	1475 Non-dwelling Equipment	114000	114000	0	0
14	1485 Demolition	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	1000	1000	0	0
17	1499 Development Activities ⁴	0	0	0	0

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name: FREMONT HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NE26P10050110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2010 FFY of Grant Approval: 2010			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 001-10)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 04/30/2011			<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA		0	0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	331057.00	331057.00	75348.07	20180.25
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	50000	0	0	0
Signature of Executive Director Sue Kleider 06/30/2011		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: FREMONT HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NE26P10050110 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	
NE10000001	Operations	1406	0	0	0	0	0	0
	Management Improvement - staff training & information technology upgrades	1408		10000	10000	0	0	0
	Administration - salaries & admin. expense related to Capital Fund improvements; Force Account labor for office remodel; audio-video production for marketing units.	1410		15000	15000	15000	25.96	0
	Audit - CFP related	1411		1175	1175	1175	1175	0
	Fees & Costs - architect and professional fees related to CFP projects; Energy Efficiency Retrofit consultant fees; Strategic Planning Consultant fee; Physical Needs Assessment consultant	1430		50000	50000	21784.45	3465.77	0
	Site Improvement- dining room entrance signage, tree planting, landscaping & mulch, bushes, sod, floral beds, exterior lighting, pavers, rock, enlarge parking lot, concrete work on sidewalks and parking lots as needed; .	1450		7095	6920	0	0	0
	Dwelling Structures-continued replacement of unit floor coverings, paint units, hallways, stairwells, continue with kitchen rehab in Gifford Tower units- new cabinets, sinks, countertops, faucets, electrical wiring, doors; Carpet all hallways Gifford. Automatic door openers for handicapped accessible apts.	1460		43044	43044	15513.52	15513.52	0

	and public bathrooms, garbage rooms; ceiling fans in apts.; lever style door handles interior apts. doors; bathroom vanities Gifford							
	Dwelling Equipment- continue replacement with Energy Star appliances, stove vent hoods, front load washers & dryers in laundries, Unit air conditioners Gifford	1465.1		33818	33818	21875.10	0	0
	Non Dwelling Structure - Continue with New roof Stanton Tower with added insulation, Tuck and caulk façade both buildings, repair brick both towers, caulk cracks and windows, seal exterior brick both towers, paint concrete extrusion; Gifford - enlarge & remodel office space; Paint maintenance rooms, floors, compactor rooms with epoxy paint; Carpet &/or ceramic tile common areas and halls,kitchens and common areas; Add electrical wiring and service panels; Enlarge Gifford Tower Kitchen for community room; Blow On Insulation for ceiling in Community Room; Construct garage/storage shed for equipment and vehicle and inventory Purchase Inventory software; new steel doors at all emergency exits; new automatic sliding glass doors at all main entrances.	1470		56100	56100	0	0	0
	Non Dwelling Equipment - ENTER INTO ENERGY EFFICIENT RETROFIT design build with assistance of architect, engineer, consultant, and general contractor for conservation measures pertaining to mechanical equipment replacement, generators, boilers, air conditioners, condensers/chillers, pumps, fan motors, hot water heaters, water softeners, aerators on faucets, shower heads, new low flow toilets, electrical lighting and fixtures, thermostats, HVAC, appliances, continue with Elevator upgrade to electronic controls, &/or replacement of	1475		114000	114000	0	0	0

	elevators and controls, AC motors, Air circulation pumps, automatic door entry systems for ADA units. Large Unit A/C compressor replacement & repairs - Stanton Tower; Remove obsolete television antenna system and replace with satellite dish network system for residents ; Office furniture, chairs desks, cubicles, 1 copier, Computer server with backup system; individual computer hardware replacement and printers, Maintenance equipment: Computer & Inventory System Bar Code equipment and software; maintenance cabinets and shelving, Rooftop AC unit for office, High Efficiency heat pump in newly remodeled office area; replacement of steel doors on all exits and rooftop; replacement of automatic front doors/frames in Gifford and Stanton Tower; Mower tractor with shredder mower; washer & dryer replacement for resident laundries with Energy Star front load machines. Stanton Tower - replace remaining boilers; DVD recorder for Stanton Tower Security							
	Relocation Expense - set aside if needed for relocation of residents during Energy Performance Contract when ESCO work is being done in resident units	1495		1000	1000	0	0	
				0	0	0	0	0
	Grant totals			331057.00	331057.00	75348.07	20180.25	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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: FREMONT HOUSING AUTHORITY				Federal FFY of Grant: 2009	
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	
NE100					

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

Part I: Summary

PHA Name: FREMONT HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NE26S10050109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
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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	0	0	0	0
2	1406 Operations (may not exceed 20% of line 21) ³	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 21)	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	61450	55153.72	55153.72	55153.72
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	365769	372065.28	372065.28	372065.28
14	1485 Demolition	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0
17	1499 Development Activities ⁴	0	0	0	0

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

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⁴ RHF funds shall be included here.

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

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

Part I: Summary						
PHA Name: FREMONT HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NE26S10050109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA		0	0	0	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0	
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0	
20	Amount of Annual Grant:: (sum of lines 2 - 19)	427219	427219	427219	427219	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0	
Signature of Executive Director Sue Kleider 06/30/2011		Date		Signature of Public Housing Director		
				Date		

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

Part II: Supporting Pages								
PHA Name: FREMONT HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: NE26S10050109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
NE10000001	Operations	1406	0	0	0	0	0	0
	Management Improvement - staff training & information technology upgrades	1408	0	0	0	0	0	0
	Administration - salaries & admin. expense related to Capital Fund improvements; Force Account labor for office remodel; audio-video production for marketing units.	1410	0	0	0	0	0	0
	Audit - CFP related	1411	0	0	0	0	0	0
	Fees & Costs - architect and professional fees related to Elevator renovations	1430	0	61450	55153.72	55153.72	55153.72	100%0
	Site Improvement	1450	0	0	0	0	0	0
	Dwelling Structures	1460	0	0	0	0	0	0
	Dwelling Equipment	1465.1	0	0	0	0	0	0
	Non Dwelling Structure	1470	0	0	0	0	0	0
	Non Dwelling Equipment Elevator upgrades rto electronic controls and 1 new cab installed and one large cab renovatedm, required doorways to be widened and elevator lobbies refinished on 12 floors.	1475	0	365769	372065.28	372065.28	372065.28	100%
	Relocation Expense	1495	0	0	0	0	0	0
				0	0	0	0	0

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

Part I: Summary					
PHA Name: FREMONT HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NE1000000109R Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2011 <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	PHA Leveraged Funds	560250.00	560250.00	0
2	1406 Operations (may not exceed 20% of line 21) ³	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 21)	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	747000	747000	747000	412046.37
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0
17	1499 Development Activities ⁴	0	0	0	0

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: FREMONT HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NE10000000109R Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2009 FFY of Grant Approval: 2009			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3-31-2010		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA		0	0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	747000	7470000	747000	412046.37
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	747000	747000	747000	412046.37
Signature of Executive Director Sue Kleider 06/30/2011		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

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

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⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: FREMONT HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: NE1000000109R CFFP (Yes/ No): 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	
NE1000000109R					0	0	0	0
					0	0	0	0
					0	0	0	0
					0	0	0	0
					0	0	0	0
					0	0	0	0
	DWELLING STRUCTURES: Gifford and Stanton Towers: Enter into Energy Efficient Retrofit Design Build Project with A/E, consultant and General Contractor for conservation measures pertaining to mechanical equipment replacement with high efficiency, generators, boilers, central air conditioner /condensers/chillers, pumps, fan motors, water heaters, conversion from incandescent to fluorescent T-8 electrical lighting and fixtures, set back thermostats and controls, HVAC, AC motors, Air & water circulation pumps, Rooftop AC unit for office, High Efficiency heat pump for community room and office area. Asbestos removal required in Gifford mechanical area prior to boiler replacement project.	1460		747000	747000	747000	412046.37	55%
					0	0	0	0
					0	0	0	0

					0	0	0	0
	Relocation Expense - set aside if needed for relocation of residents during Energy Performance Contract when ESCO work is being done in resident units							
	Grant totals				747,000.00			

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

² To be completed for the Performance and Evaluation Report.

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

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

Part II: Supporting Pages								
PHA Name: Fremont Housing Authority			Grant Type and Number Capital Fund Program Grant No: NE1000000109R 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	

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: FREMONT HOUSING AUTHORITY				Federal FFY of Grant: 2009	
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	
NE100	9/24/2010	09/23/2010	9/24/2012		
9/24/2009					

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.

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

AGENCY PLAN PUBLIC HEARING

June 22, 2011

9:00 AM

Director Kleider opened the Public Hearing for the 2011 One and Five Year Agency Plans. The meeting was attended by 15 residents, staff and board members. A very condensed version of the Agency Plan was read through PowerPoint Slides and handouts of the CFP budgets. The Agency Plan Public Hearing is conducted for the purpose to inform residents and the community of what is planned for the Housing Authority in the One and Five Year Plans and to provide the public with an opportunity to make comments on the plan, which are to be considered and/or included in the public hearing minutes.

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

Section 5.2 identifies FHA goals and objectives.

- Maintain high performer status in PHAS. This score could improve if vacant unit turnaround times improve.
- Customer satisfaction can be improved. All employees have attended a seminar called "A Passion for Service." Several will attend this seminar again at the fall conference.
- Elderly housing needs expanded by designating one building "elderly only." This was accomplished in 2004 and was successfully renewed in 2009 and the application has been submitted to HUD for the 2011 renewal with no final decision at this time.
- FHA created a Food Service Program and Congregate Dining Room to provide one balanced hot meal per day to residents and a social atmosphere for dining. This program began in 2008. The program is self-sustaining with occasional contributions from the Management Fund.
- FHA plans to create a Resident Support Services Program and hire a service coordinator to provide support services to the residents and to oversee physical and mental wellbeing, dietary needs, transportation, housekeeping, personal care, and social and wellness activities of the residents.
- A new security system has been included in the plans. We would like to maintain the low crime rate around the facility and to partner in programs with the local police department. This is also part of the strategic plan.
- FHA plans to remodel units in an effort to improve marketability by combining one bedroom units to two bedroom units for couple and small families – plans will depend on funds availability and cost effectiveness.
- We will maintain the properties of the Fremont Housing Authority through Capital Fund modernization and rehabilitation.
 - Energy Efficient Retrofit project currently underway
 - Exterior Renovation begins this summer to preserve the building envelope.
 - Asbestos removal is required for the Energy Retrofit project.
 - Administrative Offices will be expanded and remodeled in Gifford & Stanton Towers and equipped with new computers, printers, copiers, work station, filing system, and furniture.
- Further use of capital funds and the ARRA stimulus funds will be used for parking lot and sidewalk replacement, the construction of a maintenance/storage garage, carpeting hallways of Gifford Tower, vanities in bathrooms, ceiling fans in units where feasible, new in unit furnaces in Stanton Tower and new A/C window units in Gifford Tower. A Physical Needs Assessment will be completed as required by HUD and according to the guidelines forthcoming.
- We will continue handicapped accessible improvements in the areas of widened and automatic doorways and to respond to the need for other reasonable accommodations.

- In 2009, an Energy Performance Contract Consultant was contracted to assist with the Energy Efficient Retrofit projects and ongoing measurement and verification reports.
- In 2009 we entered into an Energy Efficient Retrofit Design Build contract to replace and upgrade mechanical HVAC systems, pumps, controls, air handlers, lighting conservation, for gas, and electric energy conservation measures. It is required by HUD to incorporate “Buy American” into all contracts. FHA has successfully completed Stanton Tower chiller replacement project and is currently in the process of removing asbestos prior to the boiler replacement in Gifford Tower. The lighting conversion project is nearly complete in Stanton Tower and work will begin in Gifford tower this next week.
- The Strategic Planning process established five goals: Resident Self-sufficiency; Customer Satisfaction; Image Building & Community Engagement; Products and Services Marketing; and preparation and filing for Non Profit Status with the State of Nebraska.
 1. We have begun marketing efforts through media and community outreach, production of a marketing video for fairs and expos, participation in community support service agency meetings and other Non-Profit associations such as Rebuild Together, Habitat for Humanity, Dodge County Collaborative Team, The Crisis Center, Care Corp, FAMC, attending educational seminars provided by area agencies, attendance at Resource and Job Fairs, and Chamber sponsored Leadership trainings. We will continue to work with website redesign and updates, and memorandum of agreements with community stakeholders. Another goal is to utilize the Fremont Housing Authority Affordable Fair Housing Marketing Plan as a planning and marketing tool for community outreach and equal opportunity goals.
 2. FHA has initiated plans with Care Corp to participate or help produce the Rent Wise program to public housing residents and Section 8 participants.
- In 2011, FHA is looking for a site for the construction of a garage/storage shed on Public Housing property to provide an area where vehicles, grounds keeping equipment, and inventory can be securely stored.
- Force Account Labor (maintenance department) was used to complete the Kitchen renovation project in Gifford Tower. 126 of the 128 units have been completed. Two occupied units remain. Force Account Labor is using the maintenance department on site to do some of the work to accomplish modernization.
- We will partner with community developers and/or endeavor to initiate plans to construct more “affordable housing” in the community.
- In 2011, we will work toward a Non-Profit license with a Community Housing Development Corporation designation

Section 6.0 identifies all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission. The updates are the Energy Efficient Retrofit projects, secured financing for the Competitive Grant awarded through ARRA Competitive Funds. 2011 will also find emphasis placed on establishing a Resident Support Services program, hiring of the RSS Coordinator to provide support services for elderly and disabled; possibly purchasing a van to provide transportation to medical appointments, social activities, shopping excursions, etc..

A copy of the one and five year plan can be obtained from the Administrative Offices at Gifford and Stanton Towers, 2510 N Clarkson, Fremont, NE.

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

It is required to provide a Housing Needs Assessment to certify compliance with the Nebraska Consolidated Plan. Certification is required from the State of Nebraska. There is a shortage of affordable housing for all eligible populations. Strategy 1 to eliminate this problem includes maximizing the number of affordable units available to the PHA within its current resources, employ effective maintenance and management policies to minimize the number of public housing units off-line, reduce turnover time for vacated public housing units, reduce time to renovate public housing units, maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction, undertake measures to ensure access to affordable housing among families assisted by the PHA, maintain or increase section 8 lease-up rates by marketing the program to owners, maintain or increase section 8

lease-up rates by effectively screening section 8 participants to increase owner acceptance of program, and participate in the Consolidated Plan development process to ensure coordination with broader community strategies. Families at or below the 30% of median are targeted. Strategy 1 includes exceeding HUD federal targeting requirements for families at or below 30% AMI in Public Housing and Section 8, adopting rent policies to support and encourage work, and to employ admissions preference aimed at families who are working.

FHA goals are to maintain Gifford Tower for elderly, near elderly, disabled, handicapped, and small family, renew the Application for Designated Housing Plan for Stanton Tower in 2011 for strictly elderly or elderly with handicap living; units; encourage utilization of food service program and congregate dining room to provide nutritional balance and social interaction. with stipulation that residents from both towers are welcome to use the food service program and activities, to create a warm, stable social environment for the elderly, free from disruptions of younger generational lifestyles, thereby providing a secure haven for their retirement years, to enhance a healthy lifestyle by providing a congregate dining facility for meals and health and wellness sessions & social activities.

Progress in meeting the goals. In the past, the following projects have been completed: Gifford Tower window replacement, energy study, new stoves and refrigerators, new beauty shop, new conference room, 2011 new front load washers/dryers for laundry, sun block blinds in both community rooms, new window treatments for Gifford community room, new floral bed/landscaping, new lobby furniture, new bulletin boards and directional signs, painted hallways in Gifford, new security camera system, merger of five units into three handicapped accessible units, kitchen renovations in 128 units at Gifford, park benches & picnic tables, new window dressings in Stanton community room and blinds for solariums and hallways, hallways in Stanton were re-carpeted, Food Service Program, new dining room furniture, new windows for Stanton, two smoking shelters, a new heavy duty truck and blade to move snow in parking lots, Fire alarm notifier panel in Stanton Tower, A/C Chiller Stanton Tower, one elevator replacement and 1 elevator upgrade and renovation in Gifford Tower, landscaping, deadbolts for Gifford Tower, and parking lot and sidewalk concrete replacement. kitchen renovations in units

Continuing projects that are ongoing every year include replacing flooring in resident units, paint of hallways and units, concrete replacement on the patio area and sidewalk, refinish/replace unit entry doors, office equipment upgrades, replace appliances as inventory ages, install sliding doors for entry/exit for handicapped, new key entry system, landscaping, reasonable accommodation improvements, and parking lot improvements. The 2009 Competitive Fund Grant is being used for major mechanical system upgrades including boilers, chiller, air handler units, pumps, controls, , asbestos removal and conversion to energy efficient fluorescent lighting.

The minutes from the Resident Advisory Board Meeting in February 2011 were included in the packet. Director Kleider briefly read through the minutes.

The 2008 and 2009 CFP grants were closed out in the past year and submitted to HUD for audit. The majority of the 2010 CFP grant will be used for Exterior Renovations on Gifford and Stanton Tower, bids are due in June 30th. The 2009 ARRA Stimulus grant was used for Gifford Tower elevator replacement and renovation and is expended and filed for audit. The 2009 ARRA Competitive Grant is open and being used for Energy Efficient Retrofit projects – Stanton Chiller, Gifford boilers, new water and circulating pumps, and lighting conversion in both buildings. If there are funds remaining after the boiler replacement, we will replace the make-up air handling unit in Gifford tower

This concludes presentation of the 2011 Agency Plan. Any questions or comments or suggested changes may be directed to Sue Kleider until July 1, 2011, at which time the agency plan will be submitted to HUD.

No comments or challenges were presented on the 2011 One and Five Year Plan.

Board Members present:
Stan Darling
Jerry Sandeen

Others present:
Ed Thilliander
10 residents

Frank Kment

Recorded by
Sue Kleider, Secretary & Executive Director

RAB BOARD RECOMMENDATIONS AND FREMONT HOUSING AUTHORITY RESPONSE

MINUTES:

RESIDENT ADVISORY BOARD MEETING February 24, 2011 Noon Luncheon

Purpose: 2011 1 and Five Year Agency Plan & Capital Fund Grant update

Attending were officers of the Resident Organizations and Community Clubs:

Gifford Tower: Janice Menking, Jesse Boss, Duane Lierman, Luke Belak

Stanton Tower: Peggy Hultgren, Anita Nelson, Charlene Munn, George Blum, Betty Bengston, Juanita Gates

Director: Sue Kleider

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

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

Director Kleider listed the projects which have been accomplished the past fiscal year with the 2008 and 2009 grants and plans for the upcoming 2010 grant along with improvements being made with the 2009 ARRA Stimulus and ARRA Competitive Funds received. She reviewed the budget for the 2011-15, 1 and 5 year plans and the projects that were included and approved in the plans, those underway and others that will be started yet this year.

Stanton Tower: Continue to replace old appliances with new; continue to replace old carpeting and linoleum with new as units turn around. Painting continues in common areas and residential units. Stanton Tower Fire Panel Emergency Response System was completed in 2010. All new front load washers and dryers replaced top load machines in Stanton laundry in the spring of 2011. One sidewalk area west of Stanton Tower was replaced with a sloping sidewalk instead of a step off the curb. Plans for the future include a new roof for Stanton Tower.

Gifford Tower: Continue to replace old appliances with new; continue to replace old carpeting and linoleum with new as units turn around. Painting continues in common areas and residential units. Replacement of one smaller elevator and upgrade of the large elevator has been completed in Gifford Tower as of November 2010. ARRA Stimulus funds were used for this project along with project funds. Capital Funds have also paid for 128 apartments to receive new kitchens: cabinets, countertops, sinks, faucets, stove hood, electrical GFI and in some cases replacement of flooring and wall painting this past year. In many apartments the interior doors and entrance door are being refinished and rehung. All new front load washers and dryers replaced top load machines in Gifford laundry in the spring of 2011.

FHA also received an ARRA Competitive Grant in 2009 to assist with an Energy Performance Contract. The Energy Performance Contract was not approved by HUD Washington, but the project was changed to an Energy Efficient Retrofit design-build project which is currently underway with the Stanton Tower Chiller being replaced, a lighting conversion project in both Stanton & Gifford Towers, asbestos removal in Gifford Tower in preparation for the boiler replacement project which will start as soon as the chiller work is completed. If funds allow, the make up air handling unit in Gifford Tower will also be replaced. Additional long term financing in the amount of \$250,000 for the Energy Efficient Retrofit project was secured to maximize the project and meet the required leveraged funds for the grant, along with \$63000 of unobligated Section 8 funds and a \$248,000 commitment from non-public housing management funds.

2010 Capital Funds are earmarked for improvements to Gifford and Stanton Tower building envelopes repaired this year. Tuck point, caulking of windows and building cracks, brick repair / replacement, sealing and paint will extend the life of the façade of the building for another 5-10 years.

2011 Capital Funds will be used to make further mechanical improvements to furnace & insulation in the Community Room of Gifford Tower and replacement of 3 standalone condensing Air Conditioners in Gifford Tower. More concrete work is planned for repairing sidewalks and patio areas. Landscape beds will be renovated or removed. Plans are to replace all laundry equipment to front load washers and dryers, 5 of each for each tower.

Administrative improvements planned include new office equipment (computers, printers, copier, software and hardware) are needed for all offices, additional office space and equipment for the new position of Resident Support Service Coordinator, software for a new Inventory System. Gifford Tower Administrative Office space will be remodeled and expanded into the vacated first floor resident responder apartment.

Suggestions to be included in the 2011 Agency Plan from the Committee and the Director included:

- (1) Repair or replace the roof on Stanton Tower.
- (2) **Ceiling fans in unit living rooms.** **
- (3) Expansion of the office areas to provide lobby area and conference rooms for clients, office for Support Services Coordinator, office for dietician.
- (4) **New sliding glass doors to replace the front and rear entrance doors currently in place in both towers.**
- (5) Automatic door openers for bathrooms, garbage rooms, and apartment doors for handicapped accessibility.
- (6) Lever style door handles for interior doors in apartments.
- (7) New Security Camera System with Digital recording and playback – Stanton Tower.
- (8) **Expansion of the parking lot to allow more visitor parking.**
- (9) Replacement of the Master Key system for employees and clients.
- (10) Site location and construction of storage shed for equipment and inventory.
- (11) Additional snow removal equipment - machine with mower, shredder, blade, brush, and bucket.
- (12) Three landscaped areas need renovation or removal.
- (13) Insulate interior ceiling in Gifford Community Room
- (14) Vanities for Gifford Tower bathrooms.
- (15) Remodel closets in the back side apartments of Stanton Tower to open up for total access.

Discussion was held that the Public Housing Admissions and Continued Occupancy Policy and Dwelling Lease and the Section 8 Administrative Plan are under revision and will be provided for 30 day comment period to the residents prior to submitting to the board for approval by Fall of 2011.

This meeting was for ideas for the agency plan both for policy and modernization. Resident advisory officers are to take the ideas back to their organizations and ask for other suggestions for improvement and present them to the director between now and the middle of June. Also discussed were the Strategic Goals and objectives of FHA as a housing provider in the community, more effective marketing and promotion of the housing developments under management is a goal set during Strategic Planning, along with focus on Customer Service, provision for support services for the elderly and disabled, partnering with area agencies to provide services to clients of FHA and submission of application to the State of Nebraska for a non-profit status with designation of Community Housing Development Organization for FHA.

The Agency Plan and Capital Fund budgets will go before the Board of Commissioners the end of June for approval prior to submission to HUD. There will be a Public Hearing notice posted 45 days prior to the

hearing which will be held June 22, 2011 at 9 a.m. in Gifford Tower Community Room. Submission of the plan is usually around July 15 of each year.

Additional suggestions or contributions should be submitted to the director by July 2, 2011, for inclusion in the Agency Plan. Other suggestions may be completed through the Housing Authority Operating Fund budget.

Appreciation was expressed for the resident participation and for their input toward the Agency Plan One and Five year modernization plans. A noon luncheon was provided by FHA to those attending from the Food Service Kitchen Noon Meal Program/

The Public Hearing for the Agency Plan has been advertised and is scheduled to take place Wednesday, June 22, 2011, in the Community Room at Gifford Tower at 9:00 a.m.

Sue Kleider
Executive Director

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

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

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

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

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

Fremont

NE 100

PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 12 - 20 14

Annual PHA Plan for Fiscal Years 20 11 - 20 12

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

Name of Authorized Official <p style="text-align: center;">Stan Darling</p>	Title <p style="text-align: center;">Chairman of Board</p>
Signature 	Date <p style="text-align: center;">6/22/11</p>

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 06/30/2011

Civil Rights Certification

Annual Certification and Board Resolution

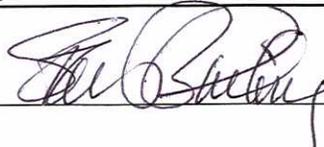
Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification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

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

PHA Name Fremont

PHA Number/HA Code NE 100

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

Name of Authorized Official	Title
<u>STAN P. DARLING</u>	<u>CHAIRMAN</u>
Signature	Date
	<u>6-28-11</u>

Civil Rights Certification

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

Civil Rights Certification**Annual Certification and Board Resolution**

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

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

FREMONT HOUSING AGENCY

NE100

PHA Name_____
PHA Number/HA Code

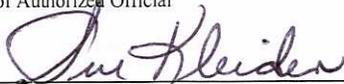
I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729,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

Name of Authorized Official

SUE KLEIDER

Title

EXECUTIVE DIRECTOR



Signature



Date 06/30/2011

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

FREMONT HOUSING AGENCY NE100

Program/Activity Receiving Federal Grant Funding

CAPITAL FUND

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2510 N CLARKSON, DODGE COUNTY, FREMONT NEBRASKA 68025

2600 N CLARKSON, DODGE COUNTY, FREMONT NEBRASKA 68025

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

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

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

Name of Authorized Official

SUE KLEIDER

Title

EXECUTIVE DIRECTOR

Signature



Date

6-30-2011

X

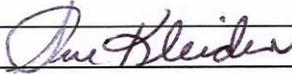
DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: US DEPT OF HOUSING AND URBAN DEVELOPME	7. Federal Program Name/Description: CAPITAL FUND CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): <p style="text-align: center; color: blue;">N/A</p>	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): <p style="text-align: center; color: blue;">N/A</p>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>SUE KLEIDER</u> Title: <u>EXECUTIVE DIRECTOR</u> Telephone No.: <u>402-727-4848 X 5</u> Date: <u>6-30-2011</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

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

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

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

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

Lara Huskey June 17, 2011

Signed / Dated by Appropriate State or Local Official



Dave Heineman
Governor

STATE OF NEBRASKA

DEPARTMENT OF ECONOMIC DEVELOPMENT

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P.O. Box 94666
Lincoln, Nebraska 68509-4666 USA

Phone (402) 471-3111
Toll Free (800) 426-6505
Fax (402) 471-3778
Statewide Relay (800) 833-0920 (voice)

www.neded.org
2011 JUN 20 AM 8:22

June 17, 2011

Sue Kleider
Executive Director
Fremont Housing Authority
2510 N. Clarkson
Fremont, NE 68025

RE: Statement of Consistency with the Consolidated Plan for One and Five Year Agency Plan

Dear Ms. Kleider:

This is to certify that the Housing Needs identified in your Agency Plan as submitted on June 16, 2011 is consistent with the Department of Economic Development's current Housing and Community Development Consolidated Plan, and our Analysis of Impediments to Fair Housing Choice.

We wish you the best in accomplishing the goals and objectives identified in your submission.

If you have any questions please contact me at (800) 426-6505, (402) 471-3759 or lara.huskey@nebraska.gov.

Sincerely,

Lara Huskey
Director
Community and Rural Development Division

Enclosure