

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

PHA Plans

5 Year Plan for Fiscal Years 2004-2008
Annual Plan for Fiscal Year 2004

PHA Plan

Agency Identification

PHA Name: Alliance Housing Authority

PHA Number: NE 141

PHA Fiscal Year Beginning: 10/2004

Public Access to Information

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2004 - 2008

[24 CFR Part 903.5]

A. 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. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The mission of the Alliance Housing Authority is to provide safe and decent affordable housing in a living environment that fosters both economic and social diversity among the resident population as a whole. To that end, we pledge that we will treat each individual on the basis of their individual merits, and without presumption of ability based on age, race, color, religion, sex, national origin, familial status or disability.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction: (RASS score)

- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher home-ownership program:
 - Implement public housing or other home-ownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
- Objectives:
- Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: Increase recreation opportunities

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.

Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

- To be designated a High Performer under the LIPH PHAS assessment.

To be designated a High Performer under the Section 8 SEMAP assessment.

Annual PHA Plan
PHA Fiscal Year 2004

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

The Alliance Housing Authority is in a transitional state, with many changes taking place. Among these are the pending implementation of a cooperation agreement with the City of Alliance police department and the local Health and Human Services office. Also pending is the revision of the pet policy to reflect current HUD requirements and regulations, revision of the ACOP and Administrative Plan to reflect changes suggested by OPC. We will also be implementing a maintenance and travel policy..

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2004 Capital Fund Program Annual Statement – Attachment 1
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart-Attachment 4
- FY 2004 Capital Fund Program 5 Year Action Plan – Attachment 2
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards - Attachment 5
- Other – P & E for NE26P141501-2, NE26P141501-03, and NE26P141502-03 Attachment 3

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

| List of Supporting Documents Available for Review | | |
|--|--|-----------------------------------|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| X | PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations | 5 Year and Annual Plans |
| N/A | State/Local Government Certification of Consistency with the Consolidated Plan | 5 Year and Annual Plans |
| X | Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement. | 5 Year and Annual Plans |
| X | Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction | Annual Plan: Housing Needs |
| X | Most recent board-approved operating budget for the public housing program | Annual Plan: Financial Resources; |

| List of Supporting Documents Available for Review | | |
|--|---|--|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| X | Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP] | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Section 8 Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions Policies |
| | Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy | Annual Plan: Rent Determination |
| X | Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy | Annual Plan: Rent Determination |
| X | Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Rent Determination |
| X | Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation) | Annual Plan: Operations and Maintenance |
| X | Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy | Annual Plan: Grievance Procedures |
| X | Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Grievance Procedures |
| X | The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year | Annual Plan: Capital Needs |
| X | Most recent CFP Budget/Progress Report (HUD 52825) for any active CFP grant | Annual Plan: Capital Needs |
| N/A | Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option) | Annual Plan: Capital Needs |
| N/A | Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing | Annual Plan: Capital Needs |
| N/A | Approved or submitted applications for demolition and/or disposition of public housing | Annual Plan: Demolition and Disposition |
| N/A | Approved or submitted applications for designation of public | Annual Plan: Designation of |

| List of Supporting Documents Available for Review | | |
|--|---|---|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| | housing (Designated Housing Plans) | Public Housing |
| N/A | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act | Annual Plan: Conversion of Public Housing |
| N/A | Approved or submitted public housing homeownership programs/plans | Annual Plan: Homeownership |
| N/A | Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan | Annual Plan: Homeownership |
| N/A | Any cooperative agreement between the PHA and the TANF agency | Annual Plan: Community Service & Self-Sufficiency |
| N/A | FSS Action Plan/s for public housing and/or Section 8 | Annual Plan: Community Service & Self-Sufficiency |
| N/A | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports | Annual Plan: Community Service & Self-Sufficiency |
| N/A | The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan) | Annual Plan: Safety and Crime Prevention |
| X | The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings | Annual Plan: Annual Audit |
| X | Troubled PHAs: MOA/Recovery Plan | Troubled PHAs |
| X | 2000 Census Information | Annual Plan: Housing Needs |
| X | 1998 Comprehensive Plan – City of Alliance, NE 2000 Annual Plan | Annual Plan: Housing Needs Annual Plan |

1. 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 | Afford-ability | Supply | Quality | Access-ibility | Size | Loca-tion |
| Income <= 30% of AMI | 873 | 5 | 5 | 5 | N/A | 5 | 5 |

| Housing Needs of Families in the Jurisdiction by Family Type | | | | | | | |
|---|---------|----------------|--------|---------|----------------|------|-----------|
| Family Type | Overall | Afford-ability | Supply | Quality | Access-ibility | Size | Loca-tion |
| Income >30% but <=50% of AMI | 572 | 4 | 3 | 5 | N/A | 5 | 4 |
| Income >50% but <80% of AMI | 641 | 2 | 4 | 5 | N/A | 3 | 3 |
| Elderly | 1593 | 3 | 5 | 5 | 5 | 2 | 2 |
| Families with Disabilities | 1771 | N/A | N/A | N/A | N/A | N/A | N/A |
| Black/African American | 44 | N/A | N/A | N/A | N/A | N/A | N/A |
| American Indian | 305 | N/A | N/A | N/A | N/A | N/A | N/A |
| Asian | 54 | N/A | N/A | N/A | N/A | N/A | N/A |
| Other | 387 | N/A | N/A | N/A | N/A | N/A | N/A |

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.)

- Consolidated Plan of the Jurisdiction – State of Nebraska
Indicate year: 2000-2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year: 1998 Comprehensive Plan – City of Alliance
- Other sources: 2000 U.S. Census data
- Other sources: State of Nebraska AMI Worksheet

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

| Housing Needs of Families on the Waiting List |
|---|
|---|

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

| | # of families | % of total families | Annual Turnover |
|--------------------------------------|---------------|---------------------|-----------------|
| Waiting list total | 33 | | |
| Extremely low income <=30% AMI | N/A | N/A | |
| Very low income (>30% but <=50% AMI) | N/A | N/A | |
| Low income (>50% but <80% AMI) | N/A | N/A | |
| Families with children | 27 | 82 | |
| Elderly families | 0 | 0 | |
| Families with Disabilities | 3 | 9 | |
| American Indian | 9 | 43 | |
| Black/African American | 1 | 3 | |
| Hispanic | 3 | 9 | |
| Race/ethnicity | | | |

Characteristics by Bedroom Size (Public Housing Only)

| | | | |
|-------|-------------------|--|--|
| 1BR | None in Inventory | | |
| 2 BR | 4 | | |
| 3 BR | 2 | | |
| 4 BR | 2 | | |
| 5 BR | | | |
| 5+ BR | | | |

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

C. Strategy for Addressing Needs

Actively work with local HHS office to communicate housing opportunities to individuals needing affordable housing.

(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:

Select all that apply

- 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
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- 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
- Other (list below)

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

Select all that apply

- 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: Actively recruiting additional Section 8 landlords.

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

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

Select all that apply

- 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
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- 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: House Families with disabilities in appropriate handicap accessible units
- Other: Make reasonable accommodations to those requesting one according to HUD guidelines.

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 needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- 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
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community (Migrant Housing, USDA Elderly Housing, Assisted Living)
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

| Financial Resources: Planned Sources and Uses | | |
|---|-------------------|---------------------|
| Sources | Planned \$ | Planned Uses |
| 1. Federal Grants (FY 2004 grants) | | |
| a) Public Housing Operating Fund | 128,142 | |
| b) Public Housing Capital Fund '04 | 111,034 | |
| c) HOPE VI Revitalization | | |
| d) HOPE VI Demolition | | |
| e) Annual Contributions for Section 8 Tenant-Based Assistance | 565,576 | |
| f) Public Housing Drug Elimination Program (including any Technical Assistance funds) | | |
| g) Resident Opportunity and Self-Sufficiency Grants | | |
| h) Community Development Block Grant | | |
| i) HOME | | |
| Other Federal Grants (list below) | | |
| | | |
| 2. Prior Year Federal Grants (unobligated funds only) (list below) | | |
| 2003 CFP Grant - Unobligated | | |
| NE26P141501-03 | 59,809 | |
| NE26P141502-03 | 19,361 | |
| 3. Public Housing Dwelling Rental Income | | |
| | | |
| | 62,400 | PHA Operations |
| 4. Other income (list below) | | |
| Collections for Damages/Late Fees | 15,000 | PHA Operations |
| | | |
| 4. Non-federal sources (list below) | | |
| | | |
| | | |
| | | |
| Total resources | 961,322 | |
| | | |
| | | |

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: At initial application

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other – Outstanding Debt owed to AHA or Previous Landlord

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other - Time & Date

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Over-housed
- Under-housed
- Medical justification

- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: Under certain circumstances; hardship to the resident, threats to the well being of the resident or family members, and for other reasons deemed acceptable by the HA, the resident may request transfer to a different unit. All requests will be considered, and in the event that the request is granted, transfer will be carried out dependent upon availability of a unit appropriate to meet the needs of the resident and HA administrative guidelines
- Other: Alleviating Hardships
- Other: Filling Scattered Site Houses

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source – HA Bulletin Board, Internet

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

Adoption of site-based waiting lists
If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other: Debt owed to AHA Public Housing Program
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity-Favorable/Unfavorable ONLY. No specifics.
 - Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program
 - Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
 - Other (list below)

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

One Extension for 30 (thirty) days

One Additional Extension for 30 (thirty) days

(4) Admissions Preferences

- a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

3. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

Ceiling Rents when tenant chooses Income based rent rather than flat rent.

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members – Children under 18 or over 18 enrolled in school

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

Yes for all developments

Yes but only for some developments

No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

- For certain parts of developments; e.g., the high-rise portion
 - For certain size units; e.g., larger bedroom sizes
 - Other (list below)
3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \$200
- Other (list below)

- g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other: Funding Availability

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

- b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

| Program Name | Units or Families Served at Year Beginning | Expected Turnover |
|---|---|--------------------------|
| Public Housing | 50 | 40 |
| Section 8 Vouchers | 187 | 80 |
| Section 8 Certificates | | |
| Section 8 Mod Rehab | | |
| Special Purpose Section 8 Certificates/Vouchers (list individually) | | |
| Public Housing Drug Elimination Program (PHDEP) | | |
| | | |
| | | |
| Other Federal Programs(list individually) | | |
| USDA/RD | | |
| | | |

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)
Alliance Housing Authority Procedures, Policies & Co-op Agreements Manual

(2) Section 8 Management: (list below)
Alliance Housing Authority Procedures, Policies & Co-op Agreements Manual

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

PHA main administrative office

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment One (1)

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment Two (2)

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No",

skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

| Demolition/Disposition Activity Description | |
|--|--|
| 1a. Development name: | |
| 1b. Development (project) number: | |
| 2. Activity type: Demolition <input type="checkbox"/> | |
| Disposition <input type="checkbox"/> | |
| 3. Application status (select one) | |
| Approved <input type="checkbox"/> | |
| Submitted, pending approval <input type="checkbox"/> | |
| Planned application <input type="checkbox"/> | |
| 4. Date application approved, submitted, or planned for submission: (DD/MM/YY) | |
| 5. Number of units affected: | |
| 6. Coverage of action (select one) | |
| <input type="checkbox"/> Part of the development | |
| <input type="checkbox"/> Total development | |
| 7. Timeline for activity: | |
| a. Actual or projected start date of activity: | |
| b. Projected end date of activity: | |

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs

completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

| Designation of Public Housing Activity Description | |
|---|--|
| 1a. Development name: | |
| 1b. Development (project) number: | |
| 2. Designation type: | Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/> |
| 3. Application status (select one) | Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/> |
| 4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY) | |
| 5. If approved, will this designation constitute a (select one) | <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan? |
| 6. Number of units affected: | |
| 7. Coverage of action (select one) | <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development |

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

| Conversion of Public Housing Activity Description | |
|--|--|
| 1a. Development name: | |
| 1b. Development (project) number: | |
| 2. What is the status of the required assessment? | <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below) |
| 3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.) | |
| 4. Status of Conversion Plan (select the statement that best describes the current status) | <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway |
| 5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) | <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below) |

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

| Public Housing Homeownership Activity Description (Complete one for each development affected) |
|--|
| 1a. Development name: 1b. Development (project) number: |
| 2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99) |
| 3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application |
| 4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY) |
| 5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development |

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA-established eligibility criteria

- Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other - Security Deposit Assistance, Energy/Utility Assistance

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies: Preference/eligibility for Public Housing scattered site selection

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

| Services and Programs | | | | |
|--|-------------------|--|--|--|
| Program Name & Description (including location, if appropriate) | Estimated Size | Allocation Method (waiting list/random selection/specific criteria/other) | Access (development office / PHA main office / other provider name) | Eligibility (public housing or section 8 participants or both) |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

(2) Family Self Sufficiency program/s

a. Participation Description

| Family Self Sufficiency (FSS) Participation | | |
|---|--|--|
| Program | Required Number of Participants (start of FY 2000 Estimate) | Actual Number of Participants (As of: DD/MM/YY) |
| Public Housing | | |
| Section 8 | | |

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services

- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

All developments have similar incident rates

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other – Cooperation Agreement with local Law Enforcement Agency
- Other

2. Which developments are most affected? (list below)

All developments are affected similarly

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

All are affected similarly

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 Not applicable
 Private management
 Development-based accounting
 Comprehensive stock assessment
 Other: Physical Needs Assessment
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment 3
 Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below: Included in the 5 YAP under Self-Sufficiency goals to attract supportive services to increase independence for elderly or families with disabilities
 Other: Considered suggestion to approach local realtors with absentee owners to increase number of Section 8 rental properties

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance

- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: State of Nebraska

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: State of Nebraska

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Definition of significant amendments and substantial deviations
/modifications to the Annual or Five-Year Plan:

- a. Additions of non-emergency work items (items not included in the current Annual Statement or Five-year Action Plan) or change in the use of replacement reserve funds under the Capital Fund;
- b. Addition of new activities not included in the current PHDEP Plan;
and
- c. Any change with regard to demolition or disposition, designation, home-ownership programs or conversion activities.

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

| PHA Name: Alliance Housing Authority | | Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: | | | | Federal FY of Grant: 2004 | |
|--|---|---|--------|---|---------|---------------------------|----------------------------------|
| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
| | Original | Revised | Actual | Original | Revised | Actual | |
| HA Wide - Operations | 12/04 | | | 3/05 | | | |
| HA Wide – Mgmt. Imp | 9/06 | | | 9/08 | | | |
| HA Wide – Admin. | 9/06 | | | 9/08 | | | |
| HA Wide - Audit | 9/06 | | | 9/08 | | | |
| HA Wide– Office Equip. | 9/05 | | | 9/05 | | | |
| HA Wide– Maint. Vehic. | 9/06 | | | 9/08 | | | |
| 002-003-004 Furnaces | 9/06 | | | 9/08 | | | |
| 002-003-004 A/C | 9/06 | | | 9/08 | | | |
| 002-003-004 Doors | 9/06 | | | 9/08 | | | |
| 002-003-004 - Hoods | 9/06 | | | 9/08 | | | |
| 002-003-004 – Plumbing | 9/06 | | | 9/08 | | | |
| HA Wide - Contingency | 9/06 | | | 9/08 | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
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| | | | | | | | |

Attachment 2
5 YEAR ACTION PLAN & WORK ITEMS

#5

| Description | ## | Work Item | 2004 | 2005 | 2006 | 2007 | 2008 | TOTAL |
|------------------|--------|---|----------------|----------------|----------------|----------------|----------------|----------------|
| Fees & Costs | 1430 | LBP/NA | | 273 | 273 | 5,000 | | 5,546 |
| Site Imp, | 1450 | Facia/Soffett/ Siding/Stucco | | | 10,000 | 10,000 | 15,000 | 35,000 |
| | | Parking Lot | 673 | | | | 5,000 | 5,673 |
| | | Sidewalk | | | | 3,000 | 273 | 3,273 |
| | | Landscaping | | 5,000 | | 10,000 | 500 | 15,500 |
| Dwell. Struct. | 1460 | Carpet/Vinyl | | 20,000 | 7,000 | 23,000 | | 50,000 |
| | | Cabinets | | | 14,000 | 20,000 | 20,000 | 54,000 |
| | | Doors | 25,000 | | | | 500 | 25,500 |
| | | Bathrooms | | 20,000 | 20,000 | | | 40,000 |
| | | Painting | | | | 1,000 | 5,000 | 6,000 |
| | | Windows | | 23,000 | 30,000 | | | 53,000 |
| | | Found. Repair | | | 5,000 | | | 5,000 |
| Dwell. Equip. | 1465.1 | Ranges | | | | | | 0 |
| Non-Expend | | Range Hoods | 500 | 8,000 | | | | 8,500 |
| | | Plumbing | 500 | | 2,000 | 20,000 | 5,000 | 27,500 |
| | | Duct Work | | 21,000 | | | 2,000 | 23,000 |
| | | Fridges | | | | | | 0 |
| | | Roof Repair | | | | | 5,000 | 5,000 |
| | | Wtr. Htr. | | | 10,000 | | 30,000 | 40,000 |
| | | Furnace | 16,000 | | | | | 16,000 |
| | | A/C | 21,000 | | | | 1,500 | 22,500 |
| Nondwell. Equip. | 1475 | Security | | | | 7,000 | 5,000 | 12,000 |
| | | Office Equip. | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 7,500 |
| | | Playground | | | | 273 | 5,000 | 5,273 |
| | | Maint. Equip. | 7,000 | 4,000 | 3,000 | 2,000 | 2,000 | 18,000 |
| | | New PU, snow Blade & blower Riding lawn mower, edger | | | | | | |
| | 1502 | Contingency | 15,000 | | | | | |
| | | Other | 20,100 | 4,500 | 4,500 | 4,500 | 4,500 | 38,100 |
| | | | 107,273 | 107,273 | 107,273 | 107,273 | 107,273 | 536,365 |
| Other: | 1406 | Operations | 15,600 | | | | | 15,600 |
| | 1408 | Mgmt. Imp | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 10,000 |
| | 1410 | Admin | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 10,000 |
| | 1411 | Audit | 500 | 500 | 500 | 500 | 500 | 2,500 |
| | | | 20,100 | 4,500 | 4,500 | 4,500 | 4,500 | 38,100 |

Alliance Housing Authority
300 South Potash # 27
Alliance, NE 69301
Phone: 308-762-5130
Fax: 308-762-5132

NARRATIVE ON THE NEED FOR CFP OPERATIONS DOLLARS

Based on the uncertainty of how the new Operating Fund Calculation will affect our Housing Authority and the fact that we have no reserve to draw from, we are being conservative in our budgeting for upcoming years. Preliminary analysis of how the new Operating Fund Formula will affect Housing Authorities indicates that for most, the amount of funds available will decrease. Based on this fact, we are not decreasing the amount budgeted over the next five years for line item 1406 – Operations. This will give us time to analyze how the formula affects our HA and adjust the amount for 1406 at that time. Additionally, this should allow us to work on our vacancy rate in order to maximize our Operating Fund's available.

Alliance Housing Authority

300 South Potash # 27

Alliance, NE 69301

Phone: 308-762-5130

Fax: 308-762-5132

NARRATIVE ON COST CUTTING MEASURES TAKEN TO DATE

1. Phone Costs – Switched cellular plans to a “family” plan with shared minutes for a \$28/month savings, \$336/year. Eliminated three phone lines with Quest that were not needed due to a switch to DSL for a savings of \$34.62 per line, \$1,246 per year. Also switched regular phone packages to one more suited to our business resulting in a \$99.66 per month savings, \$1196/year.

TOTAL PHONE SAVINGS/YEAR: \$2,778

2. Legal Fees – We are currently paying these as they occur on a per hour fee structure rather than on a flat, per month fee of \$500. To date this has saved us \$3800.

TOTAL LEGAL FEE SAVINGS /YEAR: \$3,800

3. Postage – The AHA purchased a postage machine last year in order to meter postage for exact amounts rather than “over metering” by using two 37 cent stamp’s for a total of 74 cents when only 60 cents was needed. This is a savings of 14 cents per envelope and while the total cost of postage has risen due to increased volume, there is a savings.

TOTAL SUNDARY DECREASE (2002 VS. 2004) \$7,000

4. PILOT Waivers – Last year the AHA actively sought waivers of all Payments in Lieu of Taxes. We were successful in obtaining a 75% waiver of the current years’ fees or \$3560.25. The AHA plans to request waivers annually from each taxing body with no guarantee of waiver, however it is a positive measure.

TOTAL SAVINGS - \$3,560

5. Section 125 plan for Employees – In the last year the AHA has implemented a Section 125 plan (Flexible Spending Account for Unreimbursed medical expenses) which reduces the taxable income of those employees participating. In doing so, we reduce the payroll taxes due from the AHA without any additional cost to the Authority.

ESTIMATED SAVINGS/YEAR - \$200

6. In the Spring of 2003, the AHA did research on alternative Health Insurance options for employees. There were several companies which provided quotes, however, the range of health concerns and ages made a small group plan infeasible. The City of Alliance has been approached on several occasions regarding the possibility of AHA employees joining the City Health Care Plan, even if the AHA were to pay the premium rather than the City. They are not willing to add us to their plan.

Current AHA Personnel Policy on this subject reads, “Health Insurance: Individual, regular, full-time employees are eligible for the AHA to pay 50% of the total premium cost of coverage for the individual employee policy, not family Policies.” There are two current employees who were “grandfathered” on previous policy to include spouses. Once these employees retire, the current policy will be in effect for all employees. The effect this policy would have on these employees if we were to implement it now would be a 14% savings or \$954.28 savings. While we are not currently noticing this decrease, this will be a future reduction.

TOTAL SAVINGS (in future years) - \$954

7. Discontinue Donations Practices – No donations made to charitable causes, employee recognition, community projects or special requests.

TOTAL SAVINGS - ???????

8. Purchase AHA Company Vehicle – Vehicle used in place of paying mileage for employee travel for work related business. The total spent in this area in the past has been huge according to our Fee accountant and representatives from the Omaha Field Office. The only time mileage is paid currently is if the company car is not available due to concurrent appointments. Current employees often use personal vehicles without requesting reimbursement for nominal dollars.

TOTAL SAVINGS - \$4,000

9. Insurance Costs – Inquired with current provider as to the possibility of increasing the deductible on the Apartment Policy to lower the premium. This cannot be done until April of 2005 due to a claim submitted in 2000. This will be revisited at this time, however, there should be some reduction in expense.

TOTAL SAVINGS – UNKNOWN

10. In-house 100% Annual UPCS Inspections – Sent staff member to training in order to perform the annual 100% inspections rather than contracting out for this service. Previous cost for this service was \$2,500. There will be no savings recognized in the current due to training costs, however future year savings should be recognized.

TOTAL SAVINGS/PER YEAR - \$2,500

11. Salary Repositioning – Due to the resignation of the Section 8 Program Coordinator, we are looking at restructuring staff responsibilities. If the current structure is maintained, there will be salary savings recognized for all office staff by allocating more of the work hours/wages to the Section 8 program. Estimated, approximate savings here will be \$9,205 to the Public Housing Program, or 18%. If it becomes necessary to hire additional staff for general office work such as phone and filing duties, estimated savings could decrease to \$5,825 which is still a 13% savings.

TOTAL PROJECTED SAVINGS – \$9,205

12. Proper Allocation or Expenses – A more detailed tracking of expenses has been initiated in order to more accurately allocate expenses to the Section 8 Program, which will also aid in proper budgeting. In the past, expenses have been allocated using a predetermined figure and adjusting for any material cost increases projected.

TOTAL PROJECTED SAVINGS - \$12,952
(Based on 2004 vs 2005 Budgets)

Totaling all these savings, we arrive at the figure of \$43,449/year cost savings. In comparing FYE figures from September 30, 2002 and September 30, 2004 (projected, annualized), there has been a great improvement; in fact, a \$23,552 turnaround. When you factor out income in 2002 from management fees and the dollar home program, income we are not recognizing now, there is a turnaround of nearly \$100,000 to the bottom line.

Other factors to consider are the payoff of the Section 8 debt of over \$37,000 and an increase to investments of \$20,000. Total operating expenses have been decreased by a total of 18%, utilities by 10% and total expenses by 8% overall.

When you consider the state the AHA was in fiscally when the current staff took over, there has been considerable progress made. Fiscal recovery takes time to accomplish and if you look at the above accomplishments and future plans, the AHA has come a long way in a short amount of time. Creating policies and procedures for budgeting, spending and everyday operations are certainly a necessity, however these do not improve the fiscal well-being of the AHA. The thoughts of current management reflect “perfection” of current programs before tackling additional ones. It is better to be superior at one thing, than to be mediocre or inferior at several.

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part 1: Summary

Attachment 3

| | | |
|--------------------------------------|--|------------------------------|
| PHA Name: Alliance Housing Authority | Grant Type and Number Capital Fund Program Grant No: NE26P141501-02 Replacement Housing Factor Grant No: | Federal FY of Grant: 2002 |
|--------------------------------------|--|------------------------------|

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6-30-04
 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|---------|-------------------|----------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | 20,993 | 23,568 | 23,568 | 23,568 |
| 3a | 1408 Management Improvements Soft Costs | 3,500 | 3,500 | 3,500 | 3,500 |
| 3b | Management Improvements Hard Costs | | | | |
| 4 | 1410 Administration | 2,400 | 2,400 | 2,400 | 2,400 |
| 5 | 1411 Audit | 1,600 | 325 | 325 | 325 |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | 13,310 | 13,310 | 3,160 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | 25,000 | 0 | | |
| 11 | 1465.1 Dwelling Equipment—Non-expendable | | 55,940 | 0 | 0 |
| 12 | 1470 Non-dwelling Structures | 45,000 | 0 | | |
| 13 | 1475 Non-dwelling Equipment | 17,000 | 16,450 | 16,493 | 10,090 |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1502 Contingency | | | | |
| 20 | Amount of Annual Grant: (Sum of lines 1-19) | 115,493 | 115,493 | 59,530 | 43,043 |
| | Amount of line 20 Related to LBP Activities | | | | |
| | Amount of line 20 Related to Section 504 compliance | | | | |
| | Amount of line 20 Related to Security - Soft Costs | | | | |
| | Amount of Line 20 related to Security - Hard Costs | | | | |
| | Amount of line 20 Related to Energy Conservation | | | | |
| | Collateralization Expenses or Debt Service | | | | |

Signature of Executive Director

Date

Signature of Authorizing HUD Official

Date

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part 1: Summary

| | | |
|--------------------------------------|--|----------------------------------|
| PHA Name: Alliance Housing Authority | Grant Type and Number Capital Fund Program Grant No: NE26P141501-03 Replacement Housing Factor Grant No: | Federal FY of Grant: 2003 |
|--------------------------------------|--|----------------------------------|

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

Performance and Evaluation Report for Period Ending: 6-30-2004
 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|---------|-------------------|----------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | 26,643 | | 26,643 | 26,643 |
| 3a | 1408 Management Improvements Soft Costs | | | | |
| 3b | Management Improvements Hard Costs | 5,000 | | 2,421 | 2,421 |
| 4 | 1410 Administration | 3,600 | | 2,800 | 2,800 |
| 5 | 1411 Audit | 1,000 | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | 55,430 | | | |
| 11 | 1465.1 Dwelling Equipment—Non-expendable | | | | |
| 12 | 1470 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1502 Contingency | | | | |
| 20 | Amount of Annual Grant: (Sum of lines 1-19) | 91,673 | | 31,864 | 31,864 |
| | Amount of line 20 Related to LBP Activities | | | | |
| | Amount of line 20 Related to Section 504 compliance | | | | |
| | Amount of line 20 Related to Security - Soft Costs | | | | |
| | Amount of Line 20 related to Security - Hard Costs | | | | |
| | Amount of line 20 Related to Energy Conservation | | | | |
| | Collateralization Expenses or Debt Service | | | | |

Signature of Executive Director

Date

Signature of Authorizing HUD Official

Date

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part 1: Summary

| | | |
|--------------------------------------|--|------------------------------|
| PHA Name: Alliance Housing Authority | Grant Type and Number Capital Fund Program Grant No: NE26P141502-03 Replacement Housing Factor Grant No: | Federal FY of Grant: 2003 |
|--------------------------------------|--|------------------------------|

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 No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|---------|-------------------|----------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | | | | |
| 3a | 1408 Management Improvements Soft Costs | | | | |
| 3b | Management Improvements Hard Costs | | | | |
| 4 | 1410 Administration | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 12,361 | | 0 | 0 |
| 12 | 1470 Nondwelling Structures | | | 0 | 0 |
| 13 | 1475 Nondwelling Equipment | 7,000 | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1502 Contingency | | | | |
| 20 | Amount of Annual Grant: (Sum of lines 1-19) | 19,361 | | 0 | 0 |
| | Amount of line 20 Related to LBP Activities | | | | |
| | Amount of line 20 Related to Section 504 compliance | | | | |
| | Amount of line 20 Related to Security - Soft Costs | | | | |
| | Amount of Line 20 related to Security - Hard Costs | | | | |
| | Amount of line 20 Related to Energy Conservation | | | | |
| | Collateralization Expenses or Debt Service | | | | |

Signature of Executive Director

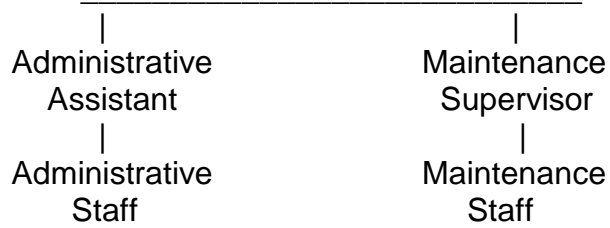
Date

Signature of Authorizing HUD Official

Date

Alliance Housing Authority
Board of Commissioners

|
Executive Director
|



E. **Community Service.** In the event that a household has no adult member employed at least part-time, or attending secondary or continuing education classes on a regular basis, the adult household member/members will be required to perform community service for eight hours per month while housing assistance is being paid on their behalf by the APHA. Exclusions to this rule include; elderly or disabled individuals, and situations where a proven hardship exists that would prevent the individual from meeting this requirement. The adult household member must search out the community service or project where available, and must provide evidence of meeting this requirement each month, and on the date of their recertification for assistance. Failure to comply with this rule can and will result in the termination of the individual's housing assistance through the APHA office. This rule applies to both new applicants and current tenants.

(Excerpt from ACOP #10, letter E.)

ADOPTED: MARCH 15, 2000

REVISED RULES OF OCCUPANCY - PETS

THE FOLLOWING RULES SHALL AT ALL TIMES GOVERN COMMON HOUSEHOLD PETS HARBORED IN AND UPON THE PROPERTY OF THE ALLIANCE PUBLIC HOUSING AUTHORITY, ALLIANCE, NEBRASKA. NOTICE SHOULD BE TAKEN THAT THERE ARE VARIATIONS OF POLICY IN REGARD TO SCATTERED SITE DWELLINGS VS DUPLEX UNITS, AND THAT THERE ARE SPECIAL EXCEPTIONS TO THIS POLICY IN REGARD TO INDIVIDUALS WHO REQUIRE A SERVICE ANIMAL TO ASSIST IN THEIR DAILY ROUTINES. THE VARIATIONS OCCUR DUE TO THE DIFFERENCE IN PROXIMITY OF ONE UNIT IN RELATION TO ANOTHER, AND THE AMOUNT OF CONTROL A PET OWNER MAY EXERCISE WITH THEIR PETS.

SCATTERED SITES:

1. ONLY COMMON HOUSEHOLD PETS WILL BE ALLOWED IN THE SCATTERED SITE HOUSES. A COMMON HOUSEHOLD PET HAS BEEN DEFINED TO INCLUDE: DOMESTIC DOGS, DOMESTIC HOUSE CATS, CAGED BIRDS, SMALL CAGED ANIMALS (GERBILS, HAMSTERS, ETC.), AND FISH. RABBITS ARE NOT CONSIDERED COMMON HOUSEHOLD PETS, AND WILL NOT BE ALLOWED TO BE HARBORED ON THE PROPERTIES. THE APHA RESERVES THE RIGHT TO MAKE FURTHER DETERMINATIONS IN REGARD TO WHAT TYPES OF PETS WILL FALL UNDER THIS DEFINITION, AND THESE DETERMINATIONS WILL BE HANDLED ON A CASE-BY-CASE BASIS.
2. ANY DOG OR CAT BROUGHT ONTO THE AUTHORITY PROPERTY, SHALL WITHIN 24 HOURS OF SUCH ENTRY, BE REGISTERED WITH THE AUTHORITY.
3. ONLY ONE DOG SHALL BE ALLOWED PER HOUSEHOLD, HOWEVER, THE HOUSEHOLD MAY HARBOR A COMBINATION OF; ONE DOG AND ONE CAT OR TWO CATS. THERE SHALL BE NO MORE THAN TWO CAGED BIRDS ALLOWED PER HOUSEHOLD, NOR MORE THAN TWO SMALL CAGED PETS, AND NO MORE THAN TWO FISH TANKS.
4. THE TENANT WILL BE REQUIRED TO PAY A PET SECURITY DEPOSIT OF \$300.00 PER HOUSEHOLD IN THE EVENT THAT THE PET IS A DOG OR CAT, AND A SECURITY DEPOSIT OF \$100.00 FOR ALL OTHER PET TYPES. SAID DEPOSIT SHALL BE IN ADDITION TO THE USUAL SECURITY DEPOSIT REQUIRED BY THE HOUSING AUTHORITY AND SHALL BE ACCOUNTED FOR IN THE SAME MANNER AS OTHER SECURITY DEPOSITS. ARRANGEMENTS CAN BE MADE TO PAY THE PET DEPOSIT IN INSTALLMENTS. THE APHA WILL HAVE 30 DAYS AFTER THE TENANT VACATES ANY UNIT TO MAKE ANY DETERMINATIONS REGARDING CLEANING AND DAMAGE CHARGES.
5. THE TENANT, WHEN REGISTERING SAID PET WITH THE AUTHORITY, SHALL FURNISH SUCH WRITTEN DOCUMENTATION AS REQUIRED BY THE AUTHORITY TO VERIFY THAT ALL STATE AND LOCAL ANIMAL CODES HAVE BEEN COMPLIED WITH, AND THAT PROPER LICENSES AND INOCULATIONS HAVE BEEN OBTAINED. THE TENANT WILL BE REQUIRED AT THE TIME OF RECERTIFICATION TO PROVIDE DOCUMENTATION TO SHOW THAT ALL REQUIRED VACCINE BOOSTERS HAVE ALSO BEEN ADMINISTERED DURING THE YEAR.
6. NO PET AT ANY TIME SHALL BE PERMITTED TO RUN LOOSE. RUN LOOSE SHALL BE DEFINED AS: NOT BEING ATTACHED TO A DEVICE WHICH IS HELD OR ATTACHED TO THE PET OWNER, OR THE OWNER'S RESPONSIBLE PERSON, AND ALSO AS OTHER CONTAINED SMALL CAGED PETS OR FISH THAT ARE NOT BEING CONTAINED IN A PROPER MANNER BY THE OWNER.
7. WITHOUT PRIOR WRITTEN APPROVAL OF APHA, THE TENANT SHALL NOT PLACE UPON OR ATTACH TO THE EXTERIOR OF ANY AUTHORITY PROPERTY, ANY ITEM THAT WILL ACCOMMODATE, PROTECT, OR SECURE ANY PET.
8. IT SHALL BE THE RESPONSIBILITY AND DUTY OF THE TENANT TO IMMEDIATELY CLEANUP ALL FECAL DROPPING OF THEIR PET, AND DISPOSE OF SAME IN A SANITARY AND APPROPRIATE MANNER.
9. ANY DAMAGE, AT ANY TIME, CAUSED BY ANY PET, SHALL BE IMMEDIATELY REPORTED TO THE APHA OFFICE. SUCH DAMAGE SHALL BE REPAIRED BY APHA STAFF, OR BY ANY INDIVIDUAL AUTHORIZED BY THE APHA TO CARRY OUT SUCH REPAIRS. THE COST OF SUCH REPAIRS WILL BE CHARGED TO THE ACCOUNT OF THE TENANT, AND COLLECTION OF THE AMOUNT MADE IN ACCORDANCE TO THE TERMS OF THE DWELLING LEASE.
10. THE AUTHORITY OR AUTHORITY STAFF, SHALL NOT AT ANY TIME, ASSUME THE DUTY OR RESPONSIBILITY FOR THE CARE OF OR THE PROTECTION OF A TENANT OWNED PET. WHEN THE OWNER IS ABSENT, ARRANGEMENTS

FOR THE CARE OF THE PET MUST BE MADE AND REPORTED TO THE HOUSING AUTHORITY PRIOR TO THE OWNERS ABSENCE. THE HOUSING AUTHORITY SHALL HAVE THE RIGHT TO DISPOSE OF ABANDONED PETS. THE TENANT'S ACCOUNT WILL BE CHARGED FOR ANY COST INCURRED BY THE HOUSING AUTHORITY FOR REMOVAL AND DISPOSITION OF ANY ABANDONED PET. 11. IF IT IS DETERMINED THAT A PET IS A NUISANCE, OR IS BEING ABUSED, THE TENANT SHALL BE NOTIFIED IN WRITING OF SUCH DETERMINATION AND THE REASON(S) THEREOF. UPON SUCH NOTICE, THE TENANT SHALL IMMEDIATELY AND PERMANENTLY REMOVE SAID PET FROM AUTHORITY PROPERTY. FAILURE OF THE TENANT TO COMPLY WITH THE REMOVAL NOTICE SHALL ENTITLE THE AUTHORITY TO HAVE SUCH REMOVAL TO BE MADE BY LAW ENFORCEMENT OFFICIALS AT THE COST OF THE TENANT.

11. IF IT IS DETERMINED THAT A PET IS A NUISANCE, OR IS BEING ABUSED, THE TENANT SHALL BE NOTIFIED IN WRITING OF SUCH DETERMINATION AND THE REASON (S) THEREOF. UPON SUCH NOTICE, THE TENANT SHALL IMMEDIATELY AND PERMANENTLY REMOVE SAID PET FROM AUTHORITY PROPERTY. FAILURE OF THE TENANT TO COMPLY WITH THE REMOVAL NOTICE SHALL ENTITLE THE AUTHORITY TO HAVE SUCH REMOVAL TO BE MADE BY LAW ENFORCEMENT OFFICIALS AT THE COST OF THE TENANT.
12. ANY BREACH OF ITEM NUMBERS 6,7, OR 8 OF THIS DOCUMENT SHALL BE SUFFICIENT REASON TO DETERMINE A PET TO BE A NUISANCE. OTHER SITUATIONS, AND EVIDENCE INDICATING IMPROPER CARE AND/OR TREATMENT OF A PET MAY ALSO BE CONSIDERED A NUISANCE, AND MAY RESULT IN REMOVAL OF THE PET FROM THE PROPERTY AT THE OWNER'S EXPENSE.
13. ALL COMPLAINTS OR DISPUTES CONCERNING PETS IN THE UNIT SHALL BE SETTLED UNDER THE TERMS OF THE POSTED TENANT GRIEVANCE PROCEDURE.
14. THE HOUSING AUTHORITY OF THE CITY OF ALLIANCE WILL NOT BE RESPONSIBLE OR LIABLE FOR ANY INJURIES TO OTHER TENANTS OF THE ALLIANCE PUBLIC HOUSING AUTHORITY, VISITORS, OR OTHER PERSONS, CAUSED BY ANY PET. NEITHER WILL THE HOUSING AUTHORITY BE LIABLE FOR ANY DAMAGE CAUSED TO THE PROPERTY OF ANY OTHER TENANT VISITOR OR OTHER PERSON CAUSED BY ANY PET.
15. THE ALLIANCE PUBLIC HOUSING AUTHORITY MAY AT ITS DISCRETION REFUSE TO ALLOW PETS OF ANY KIND IN ANY OR ALL OF THE SCATTERED SITE HOUSES OR DUPLEXES. THE TENANT WILL BE ADVISED AT THE TIME THAT THEY SIGN THE INITIAL LEASE TO A UNIT AS TO WHAT PETS, IF ANY, WILL BE ALLOWED IN THE UNIT.

DUPLEX UNITS:

1. ALL OF THE RULES AS STATED IN ITEMS 1 THROUGH 15 ABOVE PERTAIN ALSO TO ANY AND ALL DUPLEX UNITS OWNED AND MANAGED BY THE APHA. HOWEVER, DOMESTIC DOGS AND CATS ARE NOT ALLOWED TO BE HARBORED IN THE DUPLEX UNITS. THIS STIPULATION IS DUE TO THE COMPLEXITY OF LOCATION OF THOSE UNITS.

SERVICE ANIMALS:

1. ONLY IN THE EVENT THAT A TENANT PROVIDES DOCUMENTATION OF NEED FROM A QUALIFIED INDIVIDUAL, WILL DOMESTIC DOGS OR CATS BE ALLOWED TO BE HARBORED IN THE DUPLEX UNITS. EXAMPLE; IF THE NEED DOCUMENTED IS IN RELATION TO A MENTAL HEALTH ISSUE, THEN A MENTAL HEALTH PROFESSIONAL SHOULD BE THE INDIVIDUAL PROVIDING DOCUMENTATION AS OPPOSED TO A MEDICAL DOCTOR. THERE WILL BE NO PET DEPOSIT REQUIRED OF TENANTS REQUIRING THE ASSISTANCE OF SERVICE ANIMALS. ALL OTHER RULES AS PREVIOUSLY STATED WILL APPLY TO THE HARBORING OF PETS OF THIS TYPE.

I have read the above Pet Policy and do agree to abide by all requirements within this policy.

I understand that if I fail to comply with all the above requirements AT ANY TIME, the Alliance Public Housing Authority has the authority to terminate my lease for non compliance.

Tenant Signature below:

Date

**ALLIANCE HOUSING AUTHORITY
RESIDENT ASSESSMENT SUBSYSTEM
FOLLOW UP PLAN, DECEMBER, 2003**

SUMMARY:

In order to address the inefficiencies in the Neighborhood Appearance portion of the Alliance Housing Authorities most recent RASS survey, we have prepared the following plan of action. Without knowing the specific comments or intentions of each individual replying, we are making an assumption of what the actual concerns of the residents are. Currently we are in the process of reorganizing the Resident Advisory Committee for our HA. Our target date for this is the beginning of 2004. At this time, we will be able to gain some insight as to what specifically is concerning our residents. At this point we will form our follow-up plan on what we can do to address these general areas of concern. The lowest scored site was the South Potash property and as such that property will be the main target of this follow-up plan. However, most actions will be implemented at both sites and all scattered sites as necessary.

PARKING AREAS/TRASH & LITTER:

The first concern is parking areas, which received a score of 43.7%. Possible areas to improve here are lighting, striping, litter control, and minor cracking. Previous management had at some point decided to reduce electric costs by making half of the lot lights inoperable. In researching this, the additional cost to make both sides operable would be minimal at approximately \$48 per month. By doing this we would make the parking areas brighter, possibly reducing loitering and criminal activity on the property. It would also make it more convenient for law enforcement officers to perform drive through checks. Target date of completion will be the end of January, 2004.

With regard to lot striping, lines between spaces could use repainting, improving the appearance of the lot. Target date for completion will be the end of June, 2004.

Litter control, which scored 50.%, is addressed constantly with thorough maintenance inspections every Monday, and ongoing as specific issues are noticed. Another way this will be addressed is by assigning residents required to do Community Service to a weekly "trash patrol". Target date for implementation will be immediately.

Parking lot cracks are scheduled in the 2007 CFP, however at this time are not severe enough to address immediately.

RECREATION AREAS:

The second concern is playground areas & other recreation areas, which received a score of 46.4%. The HA in the very recent past has installed new playground equipment at both sites. In order to do this swings were removed & not replaced. Since that action there have been rumblings about replacing them. This could be a possibility. Also, because these areas are fenced, trash does tend to accumulate. Better litter control will be implemented, again, through the community service requirement. Target date for this will be immediately and ongoing. Other than these there are no outside facilities.

BROKEN GLASS:

The third area of concern, scoring a 62.5% is broken glass. Again, lots are cleaned each Monday and constantly as needed. Possibly the concern of the residents here is barefoot children. To possibly diminish this, a letter will be sent out at the beginning of the Spring/Summer season advising parents to be sure children wear shoes when outside. Admittedly, removal of broken glass could be better, however, it would be impossible to remove every piece of broken glass. Also, residents should take some responsibility for getting their "empties" to the dumpsters. Target date is immediately, with letters to residents in the Spring.

RODENTS & INSECTS:

The AHA has a pest control agreement to spray for rodents & insects on a monthly basis. If residents need additional control, a work order is prepared. At the time of the survey, it was the Fall season and wasps were a resident concern. However, the freeze has taken care of that. It is impossible to control these types of flying insects outdoors. The AHA will continue to provide monthly spraying for "pests."

Should additional areas of concern be raised when the advisory council is re-organized, they will be addressed at that time. All items will be funded with general operating funds with the exception of lot resurfacing.

Attachment 5

ALLIANCE HOUSING AUTHORITY RESIDENT ADVISORY COUNCIL MEETING MINUTES

JULY 8, 2004

The resident advisory committee was scheduled to meet for the regular monthly meeting on July 8, 2004 at 7:00 PM at the community room of the Alliance Housing Authority. Those present were Resident Member Julie Jensen and Executive Director, Tricia Wood. As there was only one member present, an informal discussion was held regarding the AHA Annual Plan for 2004 and Five Year Plan for 2004 through 2008.

Discussion focused primarily on the need to better promote self sufficiency for disabled and elderly individuals. For those not able to work due to age or disability, there is a need for better coordination of benefits between Government Agencies. Basically, there is a disincentive to become employed because when one agency gives, another takes away. For example, if a cost of living increase is awarded for SSI, income increases; how ever, so does rent and food stamp allowance decreases.

In the Public Housing sector, there is an incentive to work with the Earned Income Disallowance. However, the above remains true, when AHA excludes income, rent stays the same which increases the income to the family and decreases other benefits. Ms. Jensen would like to see something similar in all Government Agencies such as Social Services, Workforce Development, Energy Assistance Programs, Social Security etc. that would allow a person a chance to get ahead. As it is, the more money you make, the less you get in benefits. Most important to Ms. Jensen was the continuation of Health Care Benefits.

Also discussed was the possibility of some kind of coordination between local realtors, absentee homeowners wishing to sell and the AHA in increasing Section 8 properties to rent. Possibly elderly or disabled persons could "manage" the properties by keeping them attractive and in compliance with the Section 8 HQS requirements and in turn providing income for the owners while still listing the property. Ms. Wood stated she could possibly address this through the City of Alliance Housing Steering Committee.

Wood stated she would include in the 5 Year Plan, Strategic Goal to Promote self-sufficiency and asset development of families and individuals, the goal to Provide or attract supportive services to increase independence for the elderly or families with disabilities. Also, in relation to the Section 8 Goal to increase Section 8 landlords, she will speak with the Housing Steering Committee regarding the possibility of absentee owners becoming landlords. In regard to addressing Housing needs for families with disabilities, Ms. Jensen asked about the possibility of applying for special-purpose vouchers targeted to families with disabilities, should they become available. Wood advised Jensen that the possibility of that was highly unlikely given the current HCV funding situation. We do have enough vouchers currently to adequately provide for elderly and disabled individuals without vouchers targeted specifically to those groups.

There being no further business to discuss, the discussion was ended at approximately 8:50.

Patricia Wood, Executive Director