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

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# Small PHA Plan Update
# Annual Plan for Fiscal Year: 2003

# THE HOUSING AUTHORITY OF THE CITY OF ABERDEEN
# ABERDEEN, MISSISSIPPI

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

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HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

# PHA Plan
# Agency Identification

**PHA Name:** Aberdeen Housing Authority

**PHA Number:** MS26P071

**PHA Fiscal Year Beginning:** 07/2003

## PHA Plan Contact Information:

Name: Doris Gathings, Executive Director
Phone: (662) 369-9460
TDD: (662) 369-9460
Email (if available): aberdeenha@aol.com

## 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

## 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
☐ Main administrative office of the local, county or 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)

**PHA Programs Administered**:

☐ Public Housing and Section 8 ☐ Section 8 Only ☒ Public Housing Only

# Annual PHA Plan
# Fiscal Year 2002
[24 CFR Part 903.7]

## i. Table of Contents

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

**Contents** Page #

**Annual Plan**
i. Executive Summary (optional)
ii. Annual Plan Information
iii. Table of Contents 1
1. Description of Policy and Program Changes for the Upcoming Fiscal Year 2
2. Capital Improvement Needs 2
3. Demolition and Disposition 3
4. Homeownership: Voucher Homeownership Program 3
5. Crime and Safety: PHDEP Plan 4
6. Other Information: 4
   A. Resident Advisory Board Consultation Process
   B. Statement of Consistency with Consolidated Plan
   C. Criteria for Substantial Deviations and Significant Amendments
   D. REAC Follow-up Plan
   E. Maintenance Plan

**Attachments**
☒ Attachment A : Supporting Documents Available for Review
☒ Attachment B : Capital Fund Program Annual Statement for FY 2003
☒ Attachment C : Capital Fund Program 5 Year Action Plan
☐ Attachment __: Capital Fund Program Replacement Housing Factor Annual Statement
☐ Attachment __: Public Housing Drug Elimination Program (PHDEP) Plan
☒ Attachment D : Performance and Evaluation Reports for FY 2000 2001 and 2002

☒ Attachment E : Resident Membership on PHA Board or Governing Body
☒ Attachment F : Membership of Resident Advisory Board or Boards
☐ Attachment __: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)
☒ Other (List below, providing each attachment name)
Attachment _G_: Component 3, (6) Deconcentration and Income Mixing

Attachment _H_: Component 10 (B) "Initial Assessment" – Voluntary Conversion of Development from Public Housing Stock
Attachment _I_: Progress Statement on PHA Mission and Goals

## ii. Executive Summary

[24 CFR Part 903.7 9 (r)]
At PHA option, provide a brief overview of the information in the Annual Plan

The Housing Authority has attempted to provide all the necessary information and documentation for the annual and five year plan. We have included adopted new policies and procedures to comply with current regulation and guidelines. Our plan is focusing on improving the quality of life for our residents through training and education, security and physical improvements.

## 1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

The Housing Authority of the City of Aberdeen will continue suspending its enforcement of the 8-hour community service requirement after a 30 day notice on June 1, 2002. We will not enforce this provision of our Admissions and Continued Occupancy Policy so long as Congress provides for the option to not enforce it. In taking this action we still want to encourage our public housing residents to both participate in their community and enhance their self-sufficiency skills in a truly voluntary manner. However, based on recent notification from HUD, we will reinstate this regulation in accordance with the new guidelines.

## 2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]
Exemptions: Section 8 only PHAs are not required to complete this component.

A. ☒ Yes ☐ No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? $ 300,444

C. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

**(1) Capital Fund Program 5-Year Action Plan**

The Capital Fund Program 5-Year Action Plan is provided as Attachment C

**(2) Capital Fund Program Annual Statement**

The Capital Fund Program Annual Statement is provided as Attachment B

## 3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: 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 next component ; if "yes", complete one activity description for each development.)

2. Activity Description

| **Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)** |
|---|
| 1a. Development name: Horace G. Howell Apartments<br>1b. Development (project) number: MS26P071001 |
| 2. Activity type: Demolition ☒<br>Disposition ☐ |
| 3. Application status (select one)<br>Approved ☐<br>Submitted, pending approval ☒<br>Planned application ☐ |
| 4. Date application approved, **submitted,** or planned for submission: (02/24/03) |
| 5. Number of units affected: 2<br>6. Coverage of action (select one)<br>☒ Part of the development<br>☐ Total development |
| 7. Relocation resources (select all that apply)<br>☐ Section 8 for units<br>☒ Public housing for 2 vacant units/ 1 building<br>☐ Preference for admission to other public housing or section 8<br>☐ Other housing for units (describe below) |
| 8. Timeline for activity:<br>a. Actual or projected start date of activity: 5/1/03<br>b. Actual or projected start date of relocation activities:<br>c. Projected end date of activity: 6/30/03 |

| Demolition/Disposition Activity Description<br>(Not including Activities Associated with HOPE VI or Conversion Activities) |
|---|
| 1a. Development name: Horace G. Howell Apartments<br>1b. Development (project) number: MS26P071002 |
| 2. Activity type: Demolition ☒<br>Disposition ☐ |
| 3. Application status (select one)<br>Approved ☐<br>Submitted, pending approval ☒<br>Planned application ☐ |
| 4. Date application approved, submitted, or **planned** for submission: (02/24/03) |
| 5. Number of units affected: 12<br>6. Coverage of action (select one)<br>☒ Part of the development<br>☐ Total development |
| 7. Relocation resources (select all that apply)<br>☐ Section 8 for units<br>☒ Public housing for 12 vacant units/6 buildings<br>☐ Preference for admission to other public housing or section 8<br>☐ Other housing for units (describe below) |
| 8. Timeline for activity:<br>a. Actual or projected start date of activity: 5/1/03<br>b. Actual or projected start date of relocation activities:<br>c. Projected end date of activity: 6/30/03 |

## 4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

A. ☐ 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 next component; if "yes", describe each program using the table below (copy and complete questions for each program identified.)

**B. Capacity of the PHA to Administer a Section 8 Homeownership Program**

The PHA has demonstrated its capacity to administer the program by (select all that apply):

☐ Establishing a minimum homeowner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family's resources

☐ Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards

☐ Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

## 5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

N/A

A. ☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? $ _____

C. ☐ Yes ☐ No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. ☐ Yes ☐ No: The PHDEP Plan is attached at Attachment ____

## 6. Other Information

[24 CFR Part 903.7 9 (r)]

### A. Resident Advisory Board (RAB) Recommendations and PHA Response

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 Attached at Attachment (File name)

3. In what manner did the PHA address those comments? (select all that apply)

☐ The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included

☐ Yes ☐ No: below or

☐ Yes ☐ No: at the end of the RAB Comments in Attachment ____.

☐ Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment ____.

☐ Other: (list below)

**B. 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 Mississippi)**

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 specific initiatives contained in the Consolidated Plan. (list such initiatives below)
Resident Self-sufficiency and Capital fund programs

☐ Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

☐ Yes ☒ No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) None

## C. Criteria for Substantial Deviation and Significant Amendments

### 1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

**A. Substantial Deviation from the 5-year Plan:**

The Housing Authority does recognize the need for public notification for items contained within the 5-Year and Annual Plans. This authority shall make proper notification for any Substantial Deviations from these plans as required under law. The exception to this definition is if the change has been made to meet regulatory compliance with The U.S. Department of Housing and Urban Development requirements. Substantial deviation or Significant amendment or Modification shall mean those of the mission statement, goals and objective, capital fund program or changes in significant expenditures. And changes in statutory requirement for administration of Public Housing requiring public comment and/or public hearing.

**B. Significant Amendment or Modification to the Annual Plan**

A Significant Amendment or Modification to the Annual Plan shall be construed to mean the following:

- Changes to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency work items not currently included in the Annual Statement or the
  5-Year Action Plan or changes in use of replacement reserve funds under the Capitol Fund;
- Additions of new activities not included in any current PHDEP Plan;
- Any changes with regard to demolition or disposition, designation, homeownership programs or conversion activities.

These issues, if required, shall be raised with proper public notification. The Housing Authority acknowledges that an exception will be made by HUD to comply with the

above changes that are adopted to reflect changes in HUD regulatory requirements: such changes will not be considered significant amendments by HUD.

# REAC
# FOLLOW-UP PLAN

The Housing Authority recently received its Resident Assessment from REAC. The assessment indicated follow-up action to increase the average score in the areas of: communication, safety and neighborhood appearance. While the Housing Authority is making every effort to meet the requirements, we have developed an action plan to improve the overall ratings as follows by April 1, 2003:

FOLLOW UP ACTION PLAN

- Establish systems to monitor and evaluate communication and neighborhood appearance on a daily basis;
- Conduct quarterly meetings with resident on issues regarding the above and the receiving of suggestions and recommendations;
- Daily inspection of grounds and buildings; and
- Planning sessions for improvements.

## Communication

The PHA is meeting with the RAB and Residents on a regular basis to improve communications between PHA and Residents. During these regularly scheduled meetings, residents concerns are being addressed, residents are informed of planned renovations, and residents are encouraged to become involved and provide input in policy development. Residents are notified of these meeting by flyers/letters placed in doors and will be placed on property bulletin boards.

## Neighborhood Appearance

The PHA has always taken pride in the physical appearance of its developments. We will continue to improve grounds, playgrounds and buildings by daily inspections and use of capital funds. All vacated and/or abandoned units will be monitored on a daily basis to ensure safety and good appearance. The PHA has instituted a landscaping program which involves all developments to improve the overall appearance of such buildings. All PHA units are exterminated monthly and on an as needed basis. Resident's children and teenagers are provided a place to play. Playgrounds are maintained on a daily basis with security provided for certain events.

The Follow-Up Plan activities has been implemented and certified.

**Maintenance Plan**

The Housing Authority has an adopted Maintenance Plan that contains rules, standards and policies governing maintenance and management of its public housing developments. The plan also includes a policy for the prevention and eradication of pest infestation, including cockroach. The Maintenance Plan is posted on the bulletin board and available for public review.

## Attachments

Attachment A : Supporting Documents Available for Review

Attachment B : Capital Fund Program Annual Statement for FY 2003

Attachment C_: Capital Fund Program 5 Year Action Plan

Attachment D_: Performance and Evaluation Reports for FY 2000, 2001 and 2002

Attachment E_: Resident Membership on PHA Board or Governing Body

Attachment F_: Membership of Resident Advisory Board or Boards

Attachment _G_: Component 3, (6) Deconcentration and Income Mixing

Attachment _H_: Component 10 (B) "Initial Assessment" – Voluntary Conversion of Development from Public Housing Stock

Attachment _I_: Progress Statement on PHA Mission and Goals

# Attachment A

## Supporting Documents Available for Review

PHAs are to 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** | **Related Plan Component** |
| X | PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations | 5 Year and Annual Plans |
| | State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update) | 5 Year and Annual Plans |
| | | |
| X | Fair Housing Documentation Supporting Fair Housing Certifications: 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 |

| | | |
|---|---|---|
| | Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located 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 |
| X | Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Any policy governing occupancy of Police Officers in Public Housing<br>☐ check here if included in the public housing A&O Policy | Annual Plan: Eligibility, Selection, and Admissions Policies |
| | Section 8 Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Public housing rent determination policies, including the method for setting public housing flat rents<br>☒ 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<br>☒ check here if included in the public housing A & O Policy | Annual Plan: Rent Determination |
| | Section 8 rent determination (payment standard) policies<br>☐ 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 | Results of latest binding Public Housing Assessment System (PHAS) Assessment | Annual Plan: Management and Operations |
| X | Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary) | Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency |
| | Results of latest Section 8 Management Assessment System (SEMAP) | Annual Plan: Management and Operations |
| | Any required policies governing any Section 8 special housing types<br>☐ check here if included in Section 8 Administrative Plan | Annual Plan: Operations and Maintenance |
| X | Public housing grievance procedures<br>☒ check here if included in the public housing A & O Policy | Annual Plan: Grievance Procedures |
| | Section 8 informal review and hearing procedures<br>☐ 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 any active grant year | Annual Plan: Capital Needs |
| | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants | Annual Plan: Capital Needs |
| | 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 |
| | Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA). | Annual Plan: Capital Needs |
| X | Approved or submitted applications for demolition and/or disposition of public housing | Annual Plan: Demolition and Disposition |
| | Approved or submitted applications for designation of public housing (Designated Housing Plans) | Annual Plan: Designation of Public Housing |
| | 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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937 | Annual Plan: Conversion of Public Housing |
| | Approved or submitted public housing homeownership programs/plans | Annual Plan: Homeownership |
| | Policies governing any Section 8 Homeownership program (section _____of the Section 8 Administrative Plan) | Annual Plan: Homeownership |
| X | Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies | Annual Plan: Community Service & Self-Sufficiency |

| | | |
|---|---|---|
| | FSS Action Plan/s for public housing and/or Section 8 | Annual Plan: Community Service & Self-Sufficiency |
| X | Section 3 documentation required by 24 CFR Part 135, Subpart E | Annual Plan: Community Service & Self-Sufficiency |
| | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports | Annual Plan: Community Service & Self-Sufficiency |
| X | The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report | Annual Plan: Safety and Crime Prevention |
| X | PHDEP-related documentation:<br>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;<br>· Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);<br>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;<br>· Coordination with other law enforcement efforts;<br>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and<br>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. | Annual Plan: Safety and Crime Prevention |
| X | Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G)<br>X check here if included in the public housing A & O Policy | Pet Policy |
| X | The results of 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 |
| | Troubled PHAs: MOA/Recovery Plan | Troubled PHAs |
| X | Other supporting documents (optional)<br>(list individually; use as many lines as necessary)<br>Deconcentration/ Income Mixing, Income Analysis of Public Housing Covered Development , Substantial Deviation and Initial Assessment Voluntary Conversion of Development from Public Housing Stock. | (specify as needed) |

| | | |
|---|---|---|
| X | Full policy on Community Services | Annual Plan: Community Services & Self-Sufficiency |

# CAPITAL FUND PROGRAM TABLES START HERE

## ATTACHMENT "B"

**Annual Statement/Performance and Evaluation Report**
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

| PHA Name: | Grant Type and Number | Federal FY of Grant: |
|---|---|---|
| **Aberdeen Housing Authority** | Capital Fund Program Grant No: CIAP MS26P071501-03<br>Replacement Housing Factor Grant No: | **07/03** |

☒ **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 | | | | |
| 3 | 1408 Management Improvements Soft Costs | 25,000 | | | |
| | Management Improvements Hard Costs | | | | |
| 4 | 1410 Administration | | | | |
| 5 | 1411 Audit | 3,000 | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 50,000 | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | 195,000 | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 27,444 | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling 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 | | | | |

# Annual Statement/Performance and Evaluation Report
# Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

| PHA Name: | Grant Type and Number | Federal FY of Grant: |
|---|---|---|
| **Aberdeen Housing Authority** | Capital Fund Program Grant No: CIAP MS26P071501-03<br>Replacement Housing Factor Grant No: | **07/03** |

☒ **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 | |
|---|---|---|---|---|---|
| | | | | | |
| | Amount of Annual Grant: (sum of lines…..) | 300,444 | | | |
| | Amount of line XX Related to LBP Activities | | | | |
| | Amount of line XX Related to Section 504 compliance | | | | |
| | Amount of line XX Related to Security –Soft Costs | | | | |
| | Amount of Line XX related to Security—Hard Costs | | | | |
| | Amount of line XX Related to Energy Conservation Measures | | | | |
| | Collateralization Expenses or Debt Service | | | | |
| | | | | | |

# Annual Statement/Performance and Evaluation Report
# Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
# Part II: Supporting Pages

| PHA Name: Aberdeen Housing Authority | **Grant Type and Number** Capital Fund Program Grant No: MS26P071501-03 Replacement Housing Factor Grant No: | **Federal FY of Grant:** 7/03 |
|---|---|---|

| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | Original | Revised | Fund Obligated | Fund Expended | |
| HA-Wide | Security | | 1408 | | 25,000 | | | | |
| HA-Wide | Audit | | 1411 | | 3,000 | | | | |
| HA-Wide | A/E Fees, Surveys & MOD Coordinator | | 1430 | | 50,000 | | | | |
| MS71-001/002 | Roofs | | 1460 | 8 Bldgs, | 50,000 | | | | |
| MS71-001/002 | Comprehensive Renovation: | | 1460 | 6 Units | 145,000 | | | | |
| | Interior Work-Kitchens, Baths, HVAC, Electrical, Painting, Doors, Windows, Hardware, Flooring & Foundations | | | | | | | | |
| HA-Wide | Ranges & Refrigerators | | 1465.1 | | 27,444 | | | | |
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| | | | | | | | | | |
| | Total | | | | 300,444 | | | | |

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

| PHA Name: Aberdeen Housing Authority | **Grant Type and Number** Capital Fund Program No: MS26P071501-03 Replacement Housing Factor No: | **Federal FY of Grant:** 07/03 |
|---|---|---|

| 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 | |
| MS071-001/002 | 3/31/04 | | | 9/30/04 | | | |
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# ATTACHMENT "C"
# Capital Fund Program Five-Year Action Plan
## Part I: Summary

| PHA Name<br>**Aberdeen Housing Authority** | | | | ☐**Original 5-Year Plan**<br>☒**Revision No: 1** | |
|---|---|---|---|---|---|
| Development Number/Name/HA-Wide | Year 1 | Work Statement for Year 2<br>FFY Grant: 2004<br>PHA FY: 7/1/04 | Work Statement for Year 3<br>FFY Grant: 2005<br>PHA FY: 7/1/05 | Work Statement for Year 4<br>FFY Grant: 2006<br>PHA FY: 7/1/06 | Work Statement for Year 5<br>FFY Grant: 2007<br>PHA FY: 7/1/07 |
| | Annual Statement | | | | |
| HA-Wide | | 126,000 | 126,000 | 126,000 | 126,000 |
| MS 071-001 | | 174,444 | 174,444 | | |
| MS 071-002 | | | | 174,444 | 174,444 |
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| CFP Funds Listed for 5-year planning | | $300,444 | $300,444 | $300,444 | $300,444 |
| | | | | | |
| Replacement Housing Factor Funds | | | | | |

# Capital Fund Program Five-Year Action Plan
# Part II: Supporting Pages—Work Activities

| Activities for Year 1 | Activities for Year : 2<br>FFY Grant: 2004<br>PHA FY: 7/1/04 | | | Activities for Year: 3<br>FFY Grant: 2005<br>PHA FY: 7/1/05 | | |
|---|---|---|---|---|---|---|
| | **Development Name/Number** | **Major Work Categories** | **Estimated Cost** | **Development Name/Number** | **Major Work Categories** | **Estimated Cost** |
| See | HA WIDE | Salaries/Emp. Benefits | 30,000 | HA WIDE | Salaries/Emp. Benefits | 30,000 |
| Annual | | Security | 25,000 | | Security | 25,000 |
| Statement | | Audit | 3,000 | | Audit | 3,000 |
| | | A/E Fees | 25,000 | | A/E Fees | 25,000 |
| | | MOD coordinator | 18,000 | | MOD coordinator | 18,000 |
| | | Stoves & Refrigerators | 25,000 | | Stoves & Refrigerators | 25,000 |
| | MS071-001 | Comprehensive Renovations | 174,444 | MS071-001 | Comprehensive Renovations | 174,444 |
| | | Electrical | | | Electrical | |
| | | Window Replacement | | | Window Replacement | |
| | | Flooring | | | Flooring | |
| | | Bath & Kitchen Renovation | | | Bath & Kitchen Renovation | |
| | | HVAC | | | HVAC | |
| | | Painting | | | Painting | |
| | | Doors & Hardware | | | Doors & Hardware | |
| | | | | | | |
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| | | **Total CFP Estimated Cost** | $300,444 | | | $300,444 |

# Capital Fund Program Five-Year Action Plan
# Part II: Supporting Pages—Work Activities

| Activities for Year : 4<br>FFY Grant: 2006<br>PHA FY: 7/1/06 | | | Activities for Year: 5<br>FFY Grant: 2007<br>PHA FY: 7/1/07 | | |
|---|---|---|---|---|---|
| **Development Name/Number** | **Major Work Categories** | **Estimated Cost** | **Development Name/Number** | **Major Work Categories** | **Estimated Cost** |
| HA WIDE | Salaries/Emp. Benefits | 30,000 | HA WIDE | Salaries/Emp. Benefits | 30,000 |
| | Security | 25,000 | | Security | 25,000 |
| | Audit | 3,000 | | Audit | 3,000 |
| | A/E Fees | 25,000 | | A/E Fees | 25,000 |
| | MOD coordinator | 18,000 | | MOD coordinator | 18,000 |
| | Stoves & Refrigerators | 25,000 | | Stoves & Refrigerators | 25,000 |
| MS071-002 | Comprehensive Renovations | 174,444 | MS071-002 | Comprehensive Renovations | 174,444 |
| | Electrical | | | Electrical | |
| | Window Replacement | | | Window Replacement | |
| | Flooring | | | Flooring | |
| | Bath & Kitchen Renovation | | | Bath & Kitchen Renovation | |
| | HVAC | | | HVAC | |
| | Painting | | | Painting | |
| | Doors & Hardware | | | Doors & Hardware | |
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| | | | | | |
| | **Total CFP Estimated Cost** | $300,444 | | | $300,444 |

**ATTACHMENT "D"**

# CAPITAL FUND PROGRAM TABLES START HERE

## Annual Statement/Performance and Evaluation Report
## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

| PHA Name: | Grant Type and Number | Federal FY of Grant: |
|---|---|---|
| **Aberdeen Housing Authority** | Capital Fund Program Grant No: CIAP MS26P071501-00<br>Replacement Housing Factor Grant No: | **07/00** |

☐**Original Annual Statement** ☐**Reserve for Disasters/ Emergencies** ☒**Revised Annual Statement (revision no:** 3)
☒**Performance and Evaluation Report for Period Ending: 12-31-02** ☒**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 | 103,000 | 133,023.12 | 133,023.12 | 133,023.12 |
| 3 | 1408 Management Improvements Soft Costs | 21,000 | 20,998.80 | 20,998.80 | 20,998.80 |
| | Management Improvements Hard Costs | | | | |
| 4 | 1410 Administration | 31,000 | 31,000 | 31,000 | 31,000.00 |
| 5 | 1411 Audit | 5,000 | 2,250 | 2,250 | 2,250.00 |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 20,000 | 20,329.74 | 20,329.74 | 20,329.74 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 37,526.56 | 37,526.56 | 37,526.56 | 37,526.56 |
| 10 | 1460 Dwelling Structures | 72,996.44 | 47,394.78 | 47,394.78 | 47,394.78 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 18,165 | 18,165 | 18,165 | 18,165.00 |
| 12 | 1470 Nondwelling Structures | 2,000 | -0- | -0- | -0- |
| 13 | 1475 Nondwelling 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 | | | | |

# Annual Statement/Performance and Evaluation Report
# Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

| PHA Name: | Grant Type and Number | Federal FY of Grant: |
|---|---|---|
| **Aberdeen Housing Authority** | Capital Fund Program Grant No: CIAP MS26P071501-00<br>Replacement Housing Factor Grant No: | **07/00** |

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☒ **Revised Annual Statement (revision no:** 3)
☒ **Performance and Evaluation Report for Period Ending: 12-31-02** ☒ **Final Performance and Evaluation Report**

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|---|---|---|---|---|---|
| | | | | | |
| | Amount of Annual Grant: (sum of lines…..) | 310,688 | 310,688 | 310,688 | 310,688 |
| | Amount of line XX Related to LBP Activities | | | | |
| | Amount of line XX Related to Section 504 compliance | | | | |
| | Amount of line XX Related to Security –Soft Costs | | | | |
| | Amount of Line XX related to Security—Hard Costs | | | | |
| | Amount of line XX Related to Energy Conservation Measures | | | | |
| | Collateralization Expenses or Debt Service | | | | |
| | | | | | |

# Annual Statement/Performance and Evaluation Report
# Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
# Part II: Supporting Pages

| PHA Name: Aberdeen Housing Authority | Grant Type and Number<br>Capital Fund Program Grant No: MS26P071501-00<br>Replacement Housing Factor Grant No: | Federal FY of Grant: 7/00 |
|---|---|---|

| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | Original | Revised | Fund Obligated | Fund Expended | |
| HA-Wide | Operations | | 1406 | | 103,000 | 133,023.12 | 133,023.12 | 133,023.12 | Complete |
| HA-Wide | Computer Equipment | | 1408 | | 21,000 | 20,998.80 | 20,998.80 | 20,998.80 | Completed |
| HA-Wide | Salaries & Employee Benefits | | 1410 | | 31,000 | 31,000 | 31,000 | 31,000.00 | Completed |
| HA-Wide | Audit | | 1411 | 1 | 5,000 | 2,250 | 2,250 | 2,250.00 | Completed |
| HA-Wide | A/E Fees | | 1430 | 1 | 20,000 | 20,329.74 | 20,329.74 | 20,329.74 | Completed |
| HA-Wide | Sidewalks Repairs and Improvements | | 1450 | 4 sites | 37,526.56 | 37,526.56 | 37,526.56 | 37,526.56 | Completed |
| HA-Wide | Dwelling Structures: | | 1460 | 163 units | 72,996.44 | 47,394.78 | 47,394.78 | 47,394.78 | Completed |
| HA-Wide | Exterior Renovations | | 1460 | 163 units | | | | | |
| HA-Wide | Interior Renovations | | 1460 | 163 units | | | | | |
| MS 71-1 | Bathroom Renovations | | 1460 | 26 | | | | | |
| HA-Wide | Ranges and Refrigerators | | 1465.1 | | 18,165 | 18,165 | 18,165 | 18,165 | Completed |
| HA-Wide | Security Upgrade at Central Office | | 1475 | 1 | 2,000 | -0- | -0- | -0- | Deleted |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | Total | | | | 310,688 | 310,688 | 310,688 | 310,688 | |

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

| PHA Name: Aberdeen Housing Authority | **Grant Type and Number** Capital Fund Program No: MS26P071501-00 Replacement Housing Factor No: | **Federal FY of Grant:** 07/00 |
|---|---|---|

| 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 | |
| MS071 | 10/01 | 12/01 | 9/02 | 10/03 | 12/02 | 3/03 | |
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# CAPITAL FUND PROGRAM TABLES START HERE

## Annual Statement/Performance and Evaluation Report
## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

| PHA Name: | Grant Type and Number | Federal FY of Grant: |
|---|---|---|
| **Aberdeen Housing Authority** | Capital Fund Program Grant No: CIAP MS26P071501-01<br>Replacement Housing Factor Grant No: | **07/01** |

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☒ **Revised Annual Statement (revision no:** 2)
X **Performance and Evaluation Report for Period Ending: 12-31-02** ☐ **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 | 100,000 | 44,000 | 44,000 | 14,000 |
| 3 | 1408 Management Improvements Soft Costs | 35,000 | 25,000 | 25,000 | -0- |
| | Management Improvements Hard Costs | | | | |
| 4 | 1410 Administration | 30,000 | -0- | -0- | -0- |
| 5 | 1411 Audit | 3,000 | 3,000 | -0- | -0- |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 24,000 | 36,800 | 31,800 | -0- |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 5,981 | -0- | -0- | -0- |
| 10 | 1460 Dwelling Structures | 75,000 | 133,181 | 112,977 | -0- |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 7,300 | -0- | -0- | -0- |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | 5,000 | -0- | -0- | -0- |
| 14 | 1485 Demolition | 31,700 | 75,000 | -0- | -0- |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1502 Contingency | | | | |

# Annual Statement/Performance and Evaluation Report
# Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

| PHA Name: | Grant Type and Number | Federal FY of Grant: |
|---|---|---|
| **Aberdeen Housing Authority** | Capital Fund Program Grant No: CIAP MS26P071501-01<br>Replacement Housing Factor Grant No: | **07/01** |

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☒ **Revised Annual Statement (revision no:** 2)
X **Performance and Evaluation Report for Period Ending: 12-31-02** ☐ **Final Performance and Evaluation Report**

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|---|---|---|---|---|---|
| | | | | | |
| | Amount of Annual Grant: (sum of lines…..) | 316,981 | 316,981 | 213,777 | 14,000 |
| | Amount of line XX Related to LBP Activities | | | | |
| | Amount of line XX Related to Section 504 compliance | | | | |
| | Amount of line XX Related to Security –Soft Costs | | | | |
| | Amount of Line XX related to Security—Hard Costs | | | | |
| | Amount of line XX Related to Energy Conservation Measures | | | | |
| | Collateralization Expenses or Debt Service | | | | |
| | | | | | |

# Annual Statement/Performance and Evaluation Report
# Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
# Part II: Supporting Pages

| PHA Name: Aberdeen Housing Authority | Grant Type and Number<br>Capital Fund Program Grant No: MS26P071501-01<br>Replacement Housing Factor Grant No: | Federal FY of Grant: 7/01 |
|---|---|---|

| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | Original | Revised | Fund Obligated | Fund Expended | |
| HA-Wide | Operations-Reserve Stabilization | | 1406 | | 100,000 | 44,000 | 44,000 | 14,000 | Complete |
| HA-Wide | Computer Upgrade | | 1408 | | 10,000 | -0- | -0- | -0- | |
| HA-Wide | Security | | 1408 | | 25,000 | 25,000 | 25,000 | -0- | |
| HA-Wide | Salaries & Employee Benefits | | 1410 | | 30,000 | -0- | -0- | -0- | |
| HA-Wide | Audit | | 1411 | 1 | 3,000 | 3,000 | -0- | -0- | |
| HA-Wide | A/E Fees, Surveys & MOD Coordinator | | 1430 | 1 | 24,000 | 36,800 | 31,800 | -0- | |
| HA-Wide | Tractor | | 1475 | 1 | 5,000 | -0- | -0- | -0- | |
| MS71-1 | HVAC – Air Conditioning | | 1460 | 26 | 75,000 | -0- | -0- | -0- | |
| MS71-1 | Replace Water Heaters | | 1465.1 | 26 | 7,300 | -0- | -0- | -0- | |
| MS71-4 | Comprehensive Renovation: | | 1460 | 6 units | -0- | 133,181 | 112,977 | -0- | |
| | Interior/Exterior, Kitchens, Baths, HVAC, Electrical, Painting, Doors, Windows, Hardware & Flooring ($22,000) ea. | | | | | | | | |
| MS71-2 | Drainage Improvements | | 1450 | 1 areas | 2,000 | -0- | -0- | -0- | |
| MS71-2 | Cut Trees/Clear Underbrush | | 1450 | 10 | 3,981 | -0- | -0- | -0- | |
| MS71-1 | Demolition | | 1485 | 1 Bldg. | 5,283 | 12,500 | -0- | -0- | |
| MS71-2 | Demolition | | 1485 | 5 Bldg. | 26,417 | 62,500 | -0- | -0- | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | Total | | | | 316,981 | 316,981 | 213,777 | 14,000 | |

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

| PHA Name: Aberdeen Housing Authority | **Grant Type and Number** Capital Fund Program No: MS26P071501-01 Replacement Housing Factor No: | **Federal FY of Grant:** 07/01 |
|---|---|---|

| 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 | |
| MS071-001,002,004 | 3/31/03 | 6/30/03 | | 9/30/04 | 12/31/03 | | |
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# CAPITAL FUND PROGRAM TABLES START HERE

## Annual Statement/Performance and Evaluation Report
## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

| PHA Name: | Grant Type and Number | Federal FY of Grant: |
|---|---|---|
| **Aberdeen Housing Authority** | Capital Fund Program Grant No: CIAP MS26P071501-02<br>Replacement Housing Factor Grant No: | **07/02** |

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:** 1)
☒ **Performance and Evaluation Report for Period Ending: 12-31-02** ☐ **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 | 74,144 | 30,000 | -0- | -0- |
| 3 | 1408 Management Improvements Soft Costs | 30,000 | 25,000 | 9,374.99 | 9,374.99 |
| | Management Improvements Hard Costs | | | | |
| 4 | 1410 Administration | 30,000 | -0- | -0- | -0- |
| 5 | 1411 Audit | 1,000 | 1,000 | -0- | -0- |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 24,000 | 36,800 | 31,800 | -0- |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | 89,500 | 180,644 | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 45,000 | 27,000 | 13,545 | 13,545 |
| 12 | 1470 Nondwelling Structures | 3,800 | -0- | -0- | -0- |
| 13 | 1475 Nondwelling Equipment | 3,000 | -0- | -0- | -0- |
| 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 | | | | |

# Annual Statement/Performance and Evaluation Report
# Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

| PHA Name: | Grant Type and Number | Federal FY of Grant: |
|---|---|---|
| **Aberdeen Housing Authority** | Capital Fund Program Grant No: CIAP MS26P071501-02<br>Replacement Housing Factor Grant No: | **07/02** |

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:** 1)
☒ **Performance and Evaluation Report for Period Ending: 12-31-02** ☐ **Final Performance and Evaluation Report**

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|---|---|---|---|---|---|
| | | | | | |
| | Amount of Annual Grant: (sum of lines…..) | 300,444 | 300,444 | 54,719.99 | 22,919.99 |
| | Amount of line XX Related to LBP Activities | | | | |
| | Amount of line XX Related to Section 504 compliance | | | | |
| | Amount of line XX Related to Security –Soft Costs | | | | |
| | Amount of Line XX related to Security—Hard Costs | | | | |
| | Amount of line XX Related to Energy Conservation Measures | | | | |
| | Collateralization Expenses or Debt Service | | | | |
| | | | | | |

# Annual Statement/Performance and Evaluation Report
# Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
# Part II: Supporting Pages

| PHA Name: Aberdeen Housing Authority | Grant Type and Number<br>Capital Fund Program Grant No: MS26P071501-02<br>Replacement Housing Factor Grant No: | Federal FY of Grant: 7/02 |
|---|---|---|

| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | Original | Revised | Fund Obligated | Fund Expended | |
| HA-Wide | Operations-Reserve Stabilization | | 1406 | | 74,144 | 30,000 | -0- | -0- | |
| HA-Wide | Computer Upgrade | | 1408 | | 5,000 | -0- | -0- | -0- | |
| HA-Wide | Security | | 1408 | | 25,000 | 25,000 | 9,374.99 | 9,374.99 | |
| HA-Wide | Salaries & Employee Benefits | | 1410 | | 30,000 | -0- | -0- | -0- | |
| HA-Wide | Audit | | 1411 | 1 | 1,000 | 1,000 | -0- | -0- | |
| HA-Wide | A/E Fees, Surveys & MOD Coordinator | | 1430 | 1 | 24,000 | 36,800 | 31,800 | -0- | |
| HA-Wide | Sewer Machine | | 1475 | 1 | 3,000 | -0- | -0- | -0- | |
| MS71-1 | Roofs | | 1460 | 5 Bldgs, | 70,000 | 30,000 | -0- | -0- | |
| MS71-1 | Elec. Panel Boxes | | 1460 | 26 | 19,500 | -0- | -0- | -0- | |
| MS71-003/004 | Stoves & Refrigerators | | 1465.1 | 75 | 45,000 | 27,000 | 13,545 | 13,545 | |
| MS71-003 | Replace Fencing | | 1470 | 1 | 3,800 | -0- | -0- | -0- | |
| MS71-001/002 | Comprehensive Renovation: | | 1460 | 6 units | -0- | 150,644 | -0- | -0- | |
| | Interior Work-Kitchens, Baths, HVAC, Electrical, Painting, Doors, Windows, Hardware, Flooring & Foundations ($25,000) ea. | | | | | | | | |
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| | | | | | | | | | |
| | | | | | | | | | |
| | Total | | | | 300,444 | 300,444 | 54,719.99 | 22,919.99 | |

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

| PHA Name: Aberdeen Housing Authority | **Grant Type and Number** Capital Fund Program No: MS26P071501-02 Replacement Housing Factor No: | **Federal FY of Grant:** 07/02 |
|---|---|---|

| 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 | |
| MS071-001/002 | 3/31/03 | 9/30/03 | | 12/31/03 | 6/30/04 | | |
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## Required Attachment __E__: Resident Member on the PHA Governing Board

1. ☐ Yes ☒ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

B. How was the resident board member selected: (select one)?

☐ Elected
☐ Appointed

C. The term of appointment is (include the date term expires):

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

☐ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

☒ Other (explain): **The U. S. Congress exempts public housing residents from serving on a Housing Authority Board in Mississippi.**

B. Date of next term expiration of a governing board member:

Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

## Required Attachment _F_: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Ms. Linette Ruff
P. O. Box 69
Aberdeen, MS 39730

Ms. Traci Hampton
813 Alice Street
Aberdeen, MS 39730

Ms. Rosie Moore
857 Clay Street
Aberdeen, MS 39730

Ms. Mamie Gates
781 Alice Street
Aberdeen, MS 39730

Ms. Kathleen Walker
782 Alice Street
Aberdeen, MS 39730

Ms. Geneva Stewart
779 Alice Street
Aberdeen, MS 39730

Ms. Bonita Davis
P. O. Box 69
Aberdeen, MS 39730

Ms. Vera Walker
780 Alice Street
Aberdeen, MS 39730

Ms. Debra McMillian
294 S. J. Jones Circle
Aberdeen, MS 39730

ATTACHMENT G

**Component 3, (6) Deconcentration and Income Mixing**

a. [X] Yes [ ] No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. [ ] Yes [X] No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

| **Deconcentration Policy for Covered Developments** | | | |
|---|---|---|---|
| **Development Name**: | **Number of Units** | **Explanation (if any) [see step 4 at §903.2(c )(1)((iv)]** | **Deconcentration policy (if no explanation) [see step 5 at §903.2(c )(1)(v)]** |
| | | | |
| | | | |
| | | | |
| | | | |

**ATTACHMENT "H"**
**"INITIAL ASSESSMENT"**
**VOLUNTARY CONVERSION OF DEVELOPMENT FROM PUBLIC HOUSING STOCK**

*Component 10 (B) Voluntary Conversion Initial Assessments*

a. How many of the PHA's developments are subject to the Required Initial Assessments? 4

b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? 0

c. How many Assessments were conducted for the PHA's covered developments? 1

d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

| Development Name | Number of Units |
|---|---|
| NONE | |
| | |
| | |
| | |
| | |

e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments. Completed

This is to certify that The Housing Authority of Aberdeen, Mississippi has reviewed each development operating as public housing; considered the implications of converting the public housing to tenant-based assistance; and concluded that conversion may be inappropriate because removal of the developments would not meet the necessary conditions for voluntary conversion.

That the initial assessment indicated that 1) cost would be a factor; 2) the ability to occupy the developments; 3) cost and/ or workability of vouchers in the community and 4) other relevant factors that voluntary conversion may be inappropriate.

THEREFORE, the Housing Authority has determined that our developments are not appropriate for conversion based on the following reasons:

1. Conversion **would be** more expensive than continuing to operate the developments (or a portion of it) as public housing;

2. Conversion **would not** principally benefit residents of the public housing development to be converted and the community; and

3. Conversion **would** adversely affect the availability of affordable housing in the community.

**ATTACHMENT "I"**
**PROGRESS STATEMENT ON MISSIONS AND GOALS**

The Housing Authority to achieve its mission and goals under the five plan has focused on improving the quality of life for its residents, promoting self-sufficiency through education and training, ensuring equal opportunity and fair housing, safe environment and physical improvements. We have entered into partnerships with community agencies and organizations. Under our capital fund program, we are making our developments more energy efficient, attractive and drug free.

1. The PHA established the goal to continue PHDEP efforts to provide security for residents and screen applicants. The PHA is working closely with the city and county law enforcement agencies and obtains arrest information on any tenant for necessary appropriate action. The PHA continues its PHDEP efforts to improve security by providing drug prevention programs and security. The PHA is meeting the requirements of this goal.

2. Improving the physical condition of the units and grounds is a constant process. The PHA continues to reduce vacancies with improved maintenance techniques, improved management and occupancy controls along with capital fund improvements.

3. We have implemented flat rents and our policy will allow a choice in rent selection. In our new lease and ACOP, preferences in housing will favor working families, homeless, elderly/handicapped and families with hardships.

4. The PHA established the goal to provide services for elderly families through senior services. The PHA is meeting this goal.

5. We continue to inspect all housing units annually. We have prioritized our needs for CFP findings. We continue test apartments for LBP and asbestos and currently proceeding with specifications for abatement, as necessary. Our goal to renovate or modernize public housing units with Capital Fund Program funds is being achieved and is on schedule.

6. The PHA established the goal to continue the policy to assure affirmative equal access for all applicants. The PHA is meeting this goal.

7. The PHA established the goal to make handicapped modifications to units exceeding 504 requirements based on individual need. The PHA is meeting this goal.

8. We continue to counseled with residents on homeownership and pledged our support if they choose to pursue homeownership. It is not feasible at this time to

convert any of our rental units to homeownership or section 8 tenant based assistance.

9. The PHA continues to improve its public housing management and improve advisory score to a higher performer level.

10. The PHA continues to partnership with community agencies to provide residents drug prevention, educational and recreational programs.