

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

SmallPHAPlanUpdate
AnnualPlanforFiscalYear: 2003

**SCHUYLERHOUSINGAUTHORITY
AGENCYPLAN**

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDI N
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

PHA Plan Agency Identification

PHAName: SchuylerHousingAuthority

PHANumber: NE023

PHAFiscalYearBeginning: 04/2003

PHA Plan Contact Information:

Name: Joe Eckstein, Executive Director

Phone: 402 -352-2431

TDD: 402 -352-2431

Email (if available): je22044@alltel.net

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
Schuyler Housing Authority 712 F Street, Schuyler, NE 68661

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
 [24CFR 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 filename in parentheses in the space to the right of the title.

Contents	<u>Page#</u>
Annual Plan	
i. Executive Summary (optional)	
ii. Annual Plan Information	
iii. Table of Contents	
1. Description of Policy and Program Changes for the Upcoming Fiscal Year	
2. Capital Improvement Needs	1
3. Demolition and Disposition	1
4. Homeownership: Voucher Homeownership Program	3
5. Crime and Safety: PHDEP Plan	3
6. Other Information:	
A. Resident Advisory Board Consultation Process	3
B. Statement of Consistency with Consolidated Plan	4
C. Criteria for Substantial Deviations and Significant Amendments	5
D. Voluntary Conversion of Developments from Public Housing Stock	5
Attachments	
<input checked="" type="checkbox"/> Attachment A: Supporting Documents Available for Review	
<input checked="" type="checkbox"/> Attachment B: Performance and Evaluation Report (2000 -2003 Capital Fund)	
<input checked="" type="checkbox"/> Attachment : Capital Fund Program Annual Statement	
<input checked="" type="checkbox"/> Attachment C: Capital Fund Program 5 Year Action Plan	
<input type="checkbox"/> Attachment__: Capital Fund Program Replacement Housing Factor Annual Statement	
<input type="checkbox"/> Attachment__: Public Housing Drug Elimination Program (PHDEP) Plan	
<input checked="" type="checkbox"/> Attachment D: Resident Membership on PHA Board or Governing Body	
<input checked="" type="checkbox"/> Attachment E: Membership of Resident Advisory Board or Boards	
<input checked="" type="checkbox"/> Attachment F: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)	
<input checked="" type="checkbox"/> Attachment G: Voluntary Conversion	
Attachment H: Explanation of Capital Fund as pertains to the Assisted Living.	
Attachment I: Response to Deficiencies	

ii.ExecutiveSummary

[24CFRPart903.79(r)]

At PHA option, provide a brief overview of the information in the Annual Plan

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.

None.

2.Capital Improvement Needs

[24CFRPart903.79(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? \$79,284.

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 D

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment C

3.D Demolition and Disposition

[24CFRPart903.79(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:	
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. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to the public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)	
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Project end date of activity:	

Component 3, (6) Deconcentration and Income Mixing (Insert from PIH2001 -4decon)

- a. 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 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)]

4. Voucher Homeownership Program

[24CFR Part 903.79(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 24CFR 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

[24CFR Part 903.7(m)]

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

- 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

[24CFR Part 903.79(r)]

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

1. Yes No: Did the PHA receive any comment on the PHA Plan from the Resident Advisory Boards?

2. If yes, the comments are Attached at Attachment _____ F

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
 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 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 Nebraska Non-Entitlement Areas

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 need 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)
- Other:
The 2001 - 2004 Consolidated Plan does not quantify housing needs.

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: The 2001 - 2004 State of Nebraska Consolidated Plan does not quantify housing needs. This Plan calls for maintaining existing and creating additional affordable housing. In this sense the efforts of SCHUYLER Housing Authority to maintain the public housing inventory is in accordance with the State Consolidated Plan.

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:

A Substantial Deviation from the 5-year Plan is any changes in the mission statement and/or strategies to implement the mission of the authority. This includes but is not limited to the reallocation of funds or the redefinition of clients. Changes that result from HUD mandates are excluded.

b. Significant Amendment or Modification to the Annual Plan:

A Significant Amendment or Modification to the Annual Plan includes: changes in budget items and capital fund projects due to emergencies, adjustment in policies to address issues such as vacancies; and initiated development projects that will affect the use of capital funds. Changes that result from changes in regulations and other HUD mandates that are excluded.

D. Conversion of Public Housing to Tenant-Based Assistance

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

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: Schuyler Housing Authority
1b. Development (project) number: NE023

2. What is the status of the required assessment?

- Assessment underway (See Attachment Hne023e fgh.01)
 Assessment results submitted to HUD
 Assessment results approved by HUD (if marked, proceed to next question)
 Other (explain below)

3. Yes 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)

- Conversion Plan in development
 Conversion Plan submitted to HUD on: (DD/MM/YYYY)
 Conversion Plan approved by HUD on: (DD/MM/YYYY)
 Activities pursuant to HUD - approved Conversion Plan underway

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

SmallPHAPlanUpdate
AnnualPlanforFiscalYear: 2003

**SCHUYLERHOUSINGAUTHORITY
ATTACHMENTA**

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

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
4	PHA Plan Certification 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 (not required for this update)	5 Year and Annual Plans
✓	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 jurisdiction to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
✓ (ALF Market Study)	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
✓	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources
✓	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
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> 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
✓	Public housing rent determination policies, including the method for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
✓	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
✓	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
✓	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
4	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 <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
✓	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
✓	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 HOPEVI applications or, if more recent, approved or submitted HOPEVI 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
	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
	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

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	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
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · 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); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · 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
4	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A&O Policy	Pet Policy
4	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
✓	Other supporting documents (optional) Voluntary Conversion Assessment	(specify as needed)

Small PHA Plan Update
Annual Plan for Fiscal Year: 2003

SCHUYLER HOUSING AUTHORITY
ATTACHMENT B
Performance and Evaluation Report

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

PHAName: Schuyler Housing Authority	Grant Type and Number Capital Fund Capital Fund Program Grant No: NE26P023 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
-------------------------------------	---	-------------------------------------

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 03)
 Performance and Evaluation Report for Period Ending: **December 31, 2002** 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				
	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	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	81,943	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	0	81,943	81,943	0
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 -19)	81,943	81,943	81,943	0

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

PHAName: Schuyler Housing Authority	Grant Type and Number Capital Fund Capital Fund Program Grant No: NE26P023 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
-------------------------------------	---	-------------------------------------

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 03)
 Performance and Evaluation Report for Period Ending: **December 31, 2002**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	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

PHAName: Schuyler Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P023 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
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	Original	Revised	
NE023	Operations	1406						
	Management Improvements	1408						
	Administration	1410						
	Fees & Costs	1430						
	Site Improvement	1450						
	Dwelling Structure:	1460						
	Dwelling Equipment	1465.1						
	Non-Dwelling Structures	1470						
	Non-Dwelling Equipment: Repair and modernize 2 elevators	1475			81,943			
	Development Activities: Assisted Living	1499				81,943		
	TOTAL				81,943	81,943		

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

PHAName: Schuyler Housing Authority		Grant Type and Number Capital Fund Program No: NE26P023 Replacement Housing Factor No:					Federal FY of Grant: 2000
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date) 09/30/01			All Funds Expended (Quarter Ending Date) 09/30/01			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NE023	03/31/02			6-30-03			

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

PHAName: Schuyler Housing Authority	Grant Type and Number Capital Fund Capital Fund Program Grant No: NE26P023 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
-------------------------------------	---	-------------------------------------

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 0 2)
 Performance and Evaluation Report for Period Ending: **December 31, 2002** 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				
	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	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	67,217			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	16,057	83,274	83,274	
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 1 -19)	81,943	83,274	83,274	0

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

PHAName: Schuyler Housing Authority		Grant Type and Number Capital Fund Capital Fund Program Grant No: NE26P023 Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 0 2)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: December 31, 2002 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	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 20 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

PHAName: Schuyler Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P023 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Dev. 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	Original	Revised	
NE023	Operations		1406					
	Management Improvements		1408					
	Administration		1410					
	Dwelling Structure		1460					
	Dwelling Equipment		1465					
	NonDwelling Structure:		1470					
	NonDwelling Equipment: Elevators' repair (cont.)		1475	67,217				
	Development Activities: ALF Project		1499	16,057	83,274			The project awaits HUD's approval
	TOTAL			81,943	83,274			

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

PHAName: S chuylerHousingAuthority			Grant Type and Number Capital Fund Program No: NE26P023 Replacement Housing Factor No:			Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date) 12/31/00			All Funds Expended (Quarter Ending Date) 12/31/00			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NE023	12-31-02			06-30-04			

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

PHAName: Schuyler Housing Authority	Grant Type and Number Capital Fund Capital Fund Program Grant No: NE26P023 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
-------------------------------------	---	-------------------------------------

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 01)
 Performance and Evaluation Report for Period Ending: December 31, 2002
 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				
	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	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	\$79,284			
19	1502 Contingency				

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

PHAName: Schuyler Housing Authority	Grant Type and Number Capital Fund Capital Fund Program Grant No: NE26P023 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
-------------------------------------	---	-------------------------------------

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 01)
 Performance and Evaluation Report for Period Ending: December 31, 2002
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines 1 - 19)	\$79,284			
	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

PHAName: SchuylerHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: NE26P023 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2002			
Dev.Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories		Dev. AcctNo.	Quantity TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Original	Revised	
NE023	Operations		1406					
	ManagementImprovements		1408					
	Administration		1410					
	DwellingStructure		1460					
	DwellingEquipment		1465					
	NonDwellingStructure:		1470					
	NonDwellingEquipment:		1475					
	DevelopmentActivities: ALFProject		1499	\$79,284				Theproject awaitsHUD's approval
	TOTAL			\$79,284				

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

PHAName: Schuyler Housing Authority		Grant Type and Number Capital Fund Program No: NE26P023 Replacement Housing Factor No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date) 12/31/00			All Funds Expended (Quarter Ending Date) 12/31/00			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NE023	12-31-02			06-30-04			

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

PHAName: Schuyler Housing Authority	Grant Type and Number Capital Fund Capital Fund Program Grant No: NE26P023 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
-------------------------------------	---	-------------------------------------

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 0 2)
 Performance and Evaluation Report for Period Ending: December 31, 2002 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	21,500	0		
3	1408 Management Improvements Soft Costs	1,500	1,500		
	Management Improvements Hard Costs	3,000			
4	1410 Administration	6,500	3,170		
5	1411 Audit	2,500	500		
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,500	4,500		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment — Nonexpendable	8,784	9,864		
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	3,000	15,750		
14	1485 Demolition				
15	1490 Replacement Reserve		13,000		
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	31,000	31,000		
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 1 -19)	\$79,284	\$79,284		

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

PHAName: Schuyler Housing Authority	Grant Type and Number Capital Fund Capital Fund Program Grant No: NE26P023 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
-------------------------------------	---	-------------------------------------

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 0 2)
 Performance and Evaluation Report for Period Ending: December 31, 2002
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	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

PHAName: Schuyler Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P023 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
Dev. 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	Original	Revised	
NE023							
	<u>Operations</u>	1406	21,500	0			
	<u>Management Improvements</u>	1408					
	• Computer training, Quickbook install and training		1,500	\$1,500			
	• New computer & Accessories		3,000				
	<u>Administration</u>	1410	6,000	\$3,170			
	<u>Audit</u>	1411	2,500	\$500			
	<u>Fees and Costs</u>	1430					
	• Accountant, Attorney, Agency Plan		1,500	\$1,000			
	• Elevators' design evaluation		0	\$3,500			
	<u>Dwelling Equipment</u>	1465					
	• Emergency call system		\$8,784	\$8,784			
	• Fire Alarm in 48 units		\$0	\$1,080			
	<u>Non Dwelling Equipment</u>	1475					
	• New Boiler		\$3,000	\$9,250			
	• Garden Furniture		\$0	\$3,000			
	• Computer & peripherals			\$3,500			
	Replacement Reserve	1490	\$0	\$13,000			
	<u>Development Activities</u>	1499					
	• ALF Project Debt Service Guarantee		\$31,000	\$31,000			
	TOTAL		\$79,284	\$79,284			

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

PHAName: Schuyler Housing Authority			Grant Type and Number Capital Fund Program No: NE26P023 Replacement Housing Factor No:			Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date) 12/31/00			All Funds Expended (Quarter Ending Date) 12/31/00			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NE023	12-31-03						

Small PHA Plan Update
Annual Plan for Fiscal Year: 2003

SCHUYLER HOUSING AUTHORITY
ATTACHMENT C
Five Year Action Plan

Capital Fund Program Five - Year Action Plan

Part I: Summary

PHAName: SCHUYLERHousingAuthority					<input type="checkbox"/> Original 5 - Year Plan <input checked="" type="checkbox"/> Revision No: 0 4				
Dev. Number/ Name/HA- Wide	Year 1 2003	Work Statement for Year 2 FFY Grant: 200 4 PHAFY: 10/2004		Work Statement for Year 3 FFY Grant: 2005 PHAFY: 10/200 5		Work Statement for Year 4 FFY Grant: 2006 PHAFY: 10/200 6		Work Statement for Year 5 FFY Grant: 2007 PHAFY: 10/200 7	
NE023									
	Annual Statement	Operations	4,500	Operations	3,000	Operations	4,000	Operations	3,000
		Management improvement	1,500	Management improvement	2,500	Management improvement	1,500	Management improvement	1,500
		Administration	3,200	Administration	3,200	Administration	3,200	Administration	3,200
		Audit	500	Audit	500	Audit	500	Audit	500
		Fees and costs	1,000	Fees and costs	1,000	Fees and costs	1,000	Fees and costs	1,000
		Site Improvement	0	Site Improvement	4,300	Site Improvement	3,000	Site Improvement	3,000
		Dwelling Structure	0	Dwelling Structure	0	Dwelling Structure	0	Dwelling Structure	22084
		Dwelling Equipment	24,584	Dwelling Equipment	12,500	Dwelling Equipment	20,084	Dwelling Equipment	0
		Nondwelling Structure	0	Nondwelling Structure	0	Nondwelling Structure	0	Nondwelling Structure	0
		Nondwelling Equipment	0	Nondwelling Equipment	8,284	Nondwelling Equipment	2,000	Nondwelling Equipment	1,000
	Replacement Reserve	13,000	Replacement Reserve	13,000	Replacement Reserve	13,000	Replacement Reserve	13,000	
	Development Activities – Loan Guarantee	31,000	Development Activities – Loan Guarantee	31,000	Development Activities – Loan Guarantee	31,000	Development Activities – Loan Guarantee	31,000	
Total CFP Funds (Est.)		79,284		79,284		79,284		79,284	
Total Replacement Housing Factor Funds									

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

Activities for 2001-2003	Activities for Year: 2004 FFY Grant: 2004 PHAFY: 10/2004 Numbers are \$		Activities for Year: 2005 FFY Grant: 2005 PHAFY: 10/2005 Numbers are \$	
Operations	#1406	4,500	Operations	1406 3,000
Management Improvements • Computer Training and update	1408	1,500	Management Improvements • Computer Training and update	1408 2,500
Administration	1410	3,200	Administration	1410 3,200
Audit	1411	500	Audit	1411 500
Fees and Costs • Accountant, Attorney	1430	1,000	Fees and Costs • Accountant, Attorney	1430 1,000
Site Improvement:	1450	0	• Sidewalks family units	1450 4,300
<u>Dwelling Equipment</u> • Carpet in vacant apt.; lights, drapes • V. y. Floor in family units • Cabinets in family units • Washer/dryers	1465	6,784 9,000 5,300 3,500	<u>Dwelling Equipment</u> • Cabinets in family units • Washer/dryer • Refrigerator	1465 7,000 2,000 3,500
Non-Dwelling Equip	1475		Non-Dwelling Equip • Mower • Computer upgrade	1475 8,284 1,000
Replacement Reserve	1490	13,000	Replacement Reserve	1490 13,000
Development Activities Debt Service Guarantee	1499	31,000	Development Activities Debt Service Guarantee	1499 31,000
Total Amount of Grant		79,274		79,274

CapitalFundProgramFive -YearAction Plan
PartII:SupportingPages —WorkActivities

Activities for 2001-2003	ActivitiesforYear:2006 FFYGrant:2006 PHAFY:10/2006		ActivitiesforYear:2007 FFYGrant:2007 PHAFY:10/2007	
Operations	#1406	4,000	Operations	1406 3,000
<u>ManagementImprovements</u>	1408		<u>ManagementImprovements</u>	1408
• Trainingandupdate		1,500	• Trainingandupdat e	1,500
Administration	1410	3,200	Administration	1410 3,200
Audit	1411	500	Audit	1411 500
FeesandCosts	1430	1,000	FeesandCosts	1430 1,000
SiteImprovement:	1450		SiteImprovement:	1450
• Family Unitslandscaping		3,000	• Sidewalks,parking,entrancehighrise	3,000
DwellingEquipment	1465		Dwelling Structure	1465
• Refrigerators		5,600	• Roofsinfamilyunits	15,000
• Alliancesfamilyunits		10,000	• Apartmentupgrading	7,084
• Carpets,drapes		2,684		
• ApartmentUpgrading		1,800		
<u>NonDwellingEquipment</u>	1475		<u>NonDwellingEquipment</u>	1475
• ComputerUpgrade		2,000	• ComputerUpgrade	1,000
ReplacementReserve	1490	13,000	ReplacementReserve	1490 13,000
DevelopmentActivities	1499	31,000	DevelopmentActivities	1499 31,000
DebtServiceGuarantee			DebtServiceGuarantee	
TotalAmountofGrant		79,274		79,274

	DwellingStructures Cont'd:Kitchencabinets,sink countertop -2familyunits Carpeting2PHunits	1460	10,500	DwellingStructure Cont'd:Kitchencabinets,sink,countertop2 familyunits Carpeting2PHunits	1450	10,000
--	--	------	--------	--	------	--------

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

SmallPHAPlanUpdate
AnnualPlanforFiscalYear: 2003

**SCHUYLERHOUSINGAUTHORITY
ATTACHMENTS D, E,F ,G**

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETED IN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**Required Attachment D:
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: Joyce Houfek

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

Elected

Appointed

C. The term of appointment is (include the date term expires): 5/2002-6/2006

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):

B. Date of next term expiration of a governing board member: June 2003

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): David Reinecke, Mayor

**Required Attachment E:
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.)

PUBLIC HOUSING GRAB MEMBERS:

Agnes Janak
Eva Wolfe
Nora Bush – President
Maudie Fritzinger
Mike W. Kassch
Gladys Vrba
Joyce Houfek – Vice President
Bernard Pollard
Loretta Herout
Thelma Ruth Monroe

Required Attachment F : Comments of Resident Advisory Board or Boards

Comments:

1. Residents are afraid that once the assisted living facility will operate in the building, the public housing residents will not have sufficient time to wash and dry clothes.
2. Residents are worried about the assisted living being empty.
3. Residents want to move out of their present apartments.
4. Residents are unhappy about the possibility that the main tenance shop will move out of the building.
5. Tenants would like to be involved in selection of colors and carpet patterns.

Housing Authority Response :

1. As planned, laundry for the assisted living will be performed by the night shift staff. This will minimize interference to residents. Regardless, two washer and dryers will remain for use of individual residents at all times. Additionally, the assisted living manager will be available to discuss possible scheduling conflicts.
2. The housing authority will make every conceivable effort to make sure that people move to the assisted living.
3. Residents will be given the option to move. The Board will discuss waiving the security deposit.
4. The decision about location of shop will be made by the Board. Thus far, the Board's approval of the floor plan (including moving the maintenance shop) was consistent with the desire to ensure an aesthetic and functional assisted living facility.
5. Tenants will be invited to participate in the color selection of colors and patterns. In fact, any involvement would be appreciated.
6. Consultation room. Maintenance does not have to be located at the front of the building. Changes will not interfere with the work.

Additionally:

The Board reaffirms its commitment to provide the tenants with an alternative porch (which will be eliminated due to construction of building addition). It is possible that the cement work will be added to the major construction work. In this case, the cement will be poured along with the work on the sidewalk leading to the kitchen in the back of the building.

**Required Attachment G:
Conversion of Public Housing to Tenant -Based Assistance**

[24CFR Part 903.79(j)]

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

A. Assessment 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

<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 (date submitted or approved:)
<input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units
<input type="checkbox"/> Other: (describe below)

B. Assessments of Conversion Pursuant to section 22 of the U.S. Housing Act of 1937 Act

- How many of the PHA's developments are subject to the Required Initial Assessment? 1
- How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly, disabled developments not general occupancy projects?) 0
- How many Assessments were conducted for the PHA's covered developments? 1
- Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments.

Development Name	Number of Units
None	

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

****2003 Update** : The Schuyler Housing Authority is currently working on its assisted living initiative- integration of assisted living services into 24 of its units. Therefore, conversion of Public Housing to tenant based assistance is currently not appropriate (as all units must be on ACC contract).

ATTACHMENT H

Schuyler Housing Authority – Assisted Living Project Explanations

The estimated total construction cost increased from last year by \$50,725. This is a result of increase in prices for material and labor as well as some changes in the original plan which were identified during the final review of the plans (e.g., addition of access sidewalk directly to the kitchen and kitchen furniture) and construction cost interest. Per HUD's requirement and given that the project costs are now known, the contingencies have been eliminated. The increase in construction cost resulted in an increase in the loan and the annual debt service (to \$30,096). This amount is slightly lower than the annual guarantee of \$31,000. It does not change the estimated payoff schedule – we are still within the 10 year limit. Table 1 and 2 on pages # 2 and # 3 present a summary of the planned Capital Fund expenditures previously presented in Attachments Band C, and an analysis of the distribution of funds among the major line items. As proposed:

- Capital Fund for years 2000 through 2002 will be invested in the assisted living project. Capital Fund would be used for two major categories: (1) renovation of elevators -\$123,500; and (2) construction -\$121,001 to be paid to the general contractor. The loan from the bank will be utilized only after spending the PHA reserve (\$60,000). We are requesting to change previously obligated funds from elevators renovation to line item 'development'.
- \$31,000 (or 39% of the annual capital fund) would be counted as the loan guarantee – secured by HUD and managed in accordance with the Loan and Security Agreements. At the end of each fiscal year, this money will be used to prepay the principal on the loan. Table 3 presents the prepay schedule of the loan. As shown, assuming that the project will pay the annual debt service of about \$30,000, the contribution of \$31,000 per year starting from the end of FY 2004 will result in an early payoff of loan. It is estimated that complete payoff will be achieved by year 2012. This is a short time period compared with the loan's term of 25 years.
- \$13,000 requested for a replacement reserve (line item 1490). This money will be available to cover unforeseen capital needs, unplanned operating shortfall, or as permitted by HUD (per the letter of approval).
- From year 2004, the capital investment in the family units and then non-assisted living units will range from \$1,200 to \$1,700 per unit per year. It is anticipated that the above spending levels will remain rather stable until the complete prepay-off of the loan. Nevertheless, the gradual building of an operating reserve and potential cash flow from the assisted living will increase the capacity of the housing authority to handle capital improvements needs (planned and emergency).

TABLE 1: Summary of Capital Fund Program

	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>
1 1406 Operations				-	4,500	3,000	4,000	3,000
2 1408 Management Improvements Soft Costs				1,500	1,500	1,500	1,500	1,500
3 Management Improvements Hard Costs				-	-	1,000	-	-
4 1410 Administration				3,170	3,200	3,200	3,200	3,200
5 1411 Audit				500	500	500	500	500
6 1415 Liquidated Damages				-	-	-	-	-
7 1430 Fees and Costs				4,500	1,000	1,000	1,000	1,000
8 1440 Site Acquisition				-	-	-	-	-
9 1450 Site Improvement				-	-	4,000	3,000	3,000
10 1460 Dwelling Structures				-	-	-	-	22,084
11 1465.1 Dwelling Equipment — Nonexpendable				9,864	24,584	12,500	20,084	-
12 1470 Nondwelling Structures				-	-	-	-	-
13 1475 Nondwelling Equipment				15,750	-	8,284	2,000	1,000
14 1485 Demolition				-	-	-	-	-
15 1490 Replacement Reserve				13,000	13,000	13,000	13,000	13,000
16 1492 Moving to Work Demonstration				-	-	-	-	-
1495.1 Relocation Costs				-	-	-	-	-
17				-	-	-	-	-
18 1499 Development Activities	81,943	83,271	79,284	31,000	31,000	31,000	31,000	31,000
Amount of Annual Grant: (sum of lines 2-19)	81,943	83,271	79,284	79,284	79,284	79,284	79,284	79,284

TABLE 2: Analysis of Capital Fund Program

	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>
Total CF Per Year	81,943	83,271	79,284	79,284	79,284	79,284	79,284	79,284
<u>Assisted Living</u>								
Total	81,943	83,271	79,284	31,000	31,000	31,000	31,000	31,000
Percent of Total CF	100%	100%	100%	39%	39%	39%	39%	39%
<u>Residential Units (Capital)</u>								
Total				25,614	24,584	26,084	25,084	26,084
Per Unit				534	1,791	1,343	1,193	1,791
Percent of Total CF				32%	31%	33%	32%	33%
<u>Administration</u>								
Total				9,670	6,200	6,200	6,200	6,200
Per Unit (58 Units)				167	107	107	107	107
<u>Operation</u>				12%				
Total				0	4,500	3,000	4,000	3,000
% of Annual CF				0%	6%	4%	5%	4%
<u>Reserve</u>				13,000	13,000	13,000	13,000	13,000
				16%	16%	16%	16%	16%

Table3:LoanPaymentSchedule

AmortizationScheduleI -CFPContribution

BeginningLoanBalance		\$					
		429,014					
NumberofPeriods			25				
PeriodType			Annual				
AnnualInterestRate				0.05			
PaymentAmount		\$		30,096			
MonthlyDebtService		\$		2,508			
					CFPCONTRIBUTIONTO NOTE CFP Fiscal		
Year	Principal Paid	Interest Paid	Total Payment	Loan Balance	Year	Amount	
1	8645	21451	30096	420369	2003	0	
2	9077	21018	30096	380292	2004	31000	
3	11081	19015	30096	338211	2005	31000	
4	13185	16911	30096	294025	2006	31000	
5	15394	14701	30096	247631	2007	31000	
6	17714	12382	30096	198917	2008	31000	
7	20150	9946	30096	147767	2009	31000	
8	22707	7388	30096	94060	2010	31000	
9	25393	4703	30096	37667	2011	31000	
10	28212	1883	30096	0	2012	9455	
11							
	171,559	129,398	300,957			257,455	

ATTACHMENT I

Schuyler Housing Authority – Response to Deficiencies

1. Shift 'operating reserve' to Replacement Reserve (Line 1490).
2. Grant administration was reduced by about 50%. It is estimated that payments will be distributed between the Executive Director (50%) and the maintenance persons (50%), especially during the grant years 2003 -2004. Accordingly, we believe that form 52566 is not necessary now. Schuyler Housing Authority intend to submit for the Field Office's review its annual and monthly financials soon as the assisted living project will be approved.
3. Cost of audit was reduced to the proportion in the audit that applies to capital fund.
4. Shift computers from management improvement to non -dwelling equipment (1475).
5. Attachment G – Amortization Schedule was adjusted per the conversations with HUD Headquarters and increase in the loan amount due to increase in construction costs since the 2002 bid.

Response to deficiency letter dated April 14, 2003

1. Capital Fund for 2003 was modified to reflect anumber of requirements:
 - Shift money to non -dwelling equipment to allow for purchase of a new boiler that was recently (April 2003) identified for replacement.
 - Shift money to install fire alarms per request of the Fire Marshall.
 - Shift money to pay for architectural work related to the elevators. Elevators' repair (about \$123,000) will be funded with CFP 2000 -2002.
 - Line items that were eliminated were 1406 and pre -lease/operating deficit for ALF.
2. The amount allocated to line item 'operations' for CFP years 2004-2007 intends to provide some 'cushioning' in case there will be needs for additional funds in PH operation and/or capital improvements. Schuyler Housing Authority does not intend to use the money unless it will be needed. The case of 2003 CFP, operations line item, shows that money can be shifted as needed. Schuyler Housing Authority will certify to HUD, as part of the final finance binder, its commitment to expend money in accordance with the regulations. This certification will apply to the capital fund and any other public dollars used by the Schuyler Housing Authority.