

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

---

Small PHA Plan Update  
Annual Plan for Fiscal Year: 2003

**AINSWORTH HOUSING  
AUTHORITY AGENCY PLAN**

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

## PHA Plan Agency Identification

**PHA Name:** Ainsworth Housing Authority

**PHA Number:** NE035

**PHA Fiscal Year Beginning:** 10/2003

### PHA Plan Contact Information:

Name: Kathy Papstein

Phone: (402) 387-2550

TDD:

Email (if available): ainsworthhousing@sscg.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  
524 E 4<sup>th</sup>  
Ainsworth, NE 69210

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 2003

[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.

<b>Contents</b>	<u>Page #</u>
<b>Annual Plan</b>	
i. Executive Summary (optional)	1
ii. Annual Plan Information	
iii. Table of Contents	
1. Description of Policy and Program Changes for the Upcoming Fiscal Year	1
2. Capital Improvement Needs	2
3. Demolition and Disposition	2
4. Homeownership: Voucher Homeownership Program	3
5. Crime and Safety: PHDEP Plan	4
6. Other Information:	
A. Resident Advisory Board Consultation Process	4
B. Statement of Consistency with Consolidated Plan	5
C. Criteria for Substantial Deviations and Significant Amendments	5
D. Voluntary Conversion of Developments	6
<b>Attachments</b>	
<input checked="" type="checkbox"/> Attachment A : Supporting Documents Available for Review	
<input checked="" type="checkbox"/> Attachment B : Performance and Evaluation Report (2001-03 CFP)	
<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 of Developments	
<input type="checkbox"/> Other:	

## **ii. Executive Summary**

[24 CFR Part 903.7 9 (r)]

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

What we have tried to do is show what we have done in the past as far as improvements to the Ainsworth Housing Agency, and plan to do in the future. In the past few years, we have appointed a resident of the Ainsworth Housing Agency to the Board of Commissioners. Since then, we never had a problem getting someone to serve in this capacity.

Our Resident Advisory Board has been very active, we have a monthly meeting and anyone who wants to be a member of this board can be. All meetings have a time when anyone who wants to make any comments or criticism can make them. Also we may have someone who needs a card for get well or condolences, and we have a member who has volunteered to take care of this. Dues are not mandatory, but can be paid, and the fees go to purchasing cards or other gifts for members of our housing agency in their time of need. All meetings end with a cup of coffee and either rolls or a homemade item brought by one of the members. We have no problem getting people to stay involved in what is happening with our Agency.

WE are proud of the housing complex, consisting of 30 units that are a preference to elderly/disabled. Our appearance in the City of Ainsworth is one that adds to the pride of the community. The residents of the Ainsworth Housing Agency should be commended on their willingness to keep their individual areas looking clean and sharp. The Director would have a hard time keeping up with everything if it weren't for all their cooperation.

Katherine Papstein  
Executive Director  
Ainsworth Housing Agency

### **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 Ainsworth Housing Authority has updated the followings:

- A criminal, drug treatment, and registered sex offender classification records management.
- Procurement policy as amended to change amount from \$10,000 to \$15,000 for contract requirements.

## **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? \$ 41,722

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

<b>Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)</b>
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: <u>(DD/MM/YY)</u>
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 other 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. Projected end date of activity:

**Component 3, (6) Deconcentration and Income Mixing** (Insert from PIH 2001-4decon)

- 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**

[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 downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment 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.

- 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 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 or
    - Yes  No: at the end of the RAB Comments in Attach. G.
  - 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) – As comments did not require changes in the agency plan, no changes were made.

## **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 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)
  - 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 2005-2010 State of Nebraska Consolidated Plan does not quantify housing needs. Housing needs assessment has not yet been published.

## **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 of 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 initiate 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**

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

<b>Conversion of Public Housing Activity Description</b>	
1a.	Development name:
1b.	Development (project) number:
2.	What is the status of the required assessment? <input type="checkbox"/> Assessment underway (See Attachment H) <input checked="" 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 checked="" 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

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

---

Small PHA Plan Update  
Annual Plan for Fiscal Year: 2003

**AINSWORTH HOUSING  
AUTHORITY  
ATTACHMENT A**

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

**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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
✓	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
N/A	State/Local Government Certification of Consistency with the Consolidated Plan (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 jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
N/A	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
In Progress	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
N/A	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 checked="" 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 checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
N/A	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
In Progress	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
✓	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
N/A	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	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 checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
N/A	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
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
✓	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
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public 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
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
N/A	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**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
N/A	PHDEP-related documentation: <ul style="list-style-type: none"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· 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);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· 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.</li> </ul>	Annual Plan: Safety and Crime Prevention
✓	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
✓	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
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
✓	Other supporting documents (optional) <ul style="list-style-type: none"> <li>• Voluntary Conversion Update</li> </ul>	(specify as needed)

Small PHA Plan Update  
Annual Plan for Fiscal Year: 2003

**AINSWORTH HOUSING AUTHORITY**

**ATTACHMENT B**

**Performance and Evaluation Report**

## CAPITAL FUND PROGRAM TABLES START HERE

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1:</b> <b>Summary</b>					
PHA Name: Ainsworth Housing Authority		<b>Grant Type and Number Capital Fund</b> Capital Fund Program Grant No: NE26P03550100 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2000</b>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 03) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2003 <input checked="" type="checkbox"/> 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	\$ 4,181	\$ 1466.30	1466.30	1466.30
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration	\$ 2,000	\$ 2,000	2000.00	2000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		\$ 1,800	1800.00	1800.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 19,632	\$ 28949.02	28949.02	28949.02
10	1460 Dwelling Structures	\$ 12,000	4693.90	4693.90	4693.90
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 2,000	\$ 1282.27	1282.27	1282.27
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$ 2,000	\$ 1621.51	1621.51	1621.51
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

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

<b>PHA Name: Ainsworth Housing Authority</b>	<b>Grant Type and Number Capital Fund</b> Capital Fund Program Grant No: NE26P03550100 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2000</b>
--	---	--

Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: 03)  
 Performance and Evaluation Report for Period Ending: March 31, 2003  Final Performance and Evaluation Report

<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines 1-19)	\$41,813	\$41,813	\$41,813	\$41,813
	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: Ainsworth Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P03550100 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
NE035	Operation	1406			\$4,181		\$1,466.30		100%
	Administration	1410			\$2,000		\$2,000.00		100%
	Fees – Survey Cost	1430			\$1,800		\$1,800.00		100%
	New lights fixtures in apts., carpeting and linoleum, toilets	1460			\$12,000		\$4,693.90		100%
	Parking, sidewalks	1450			\$17,832		\$28,949.02		100%
	Hutchi Filing Cabinets, officer chair, fan for office	1475			\$2,000		\$1,621.51		100%
	Stoves & dishwashers	1465.1			\$2,000		\$1,282.27		100%
	TOTAL				\$41,813		\$41,813.00		100%

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

PHA Name: Ainsworth Housing Authority		<b>Grant Type and Number</b> Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2000
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date) 3/30/00			All Funds Expended (Quarter Ending Date) 3/30/00			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NE035	3/31/02			9/30/03			2000 CFP funds are 100% expended

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

<b>PHA Name: Ainsworth Housing Authority</b>		<b>Grant Type and Number Capital Fund</b> Capital Fund Program Grant No: NE26P035501-01 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2001</b>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 03) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2002 <input checked="" type="checkbox"/> 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	\$4,265	\$2,265.00	\$2,146.41	\$2,146.41
3	1408 Management Improvements Soft Costs	\$1,000	\$1,000.00	\$212.98	\$212.98
	Management Improvements Hard Costs	\$1,000	\$1,000.00		
4	1410 Administration	\$2,000	\$4,200.00	\$4,200.00	\$4,200.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$1,000	\$500.00	\$69.64	\$69.64
8	1440 Site Acquisition				
9	1450 Site Improvement	\$17,000	\$18,300.00	\$3,957.12	\$3,957.12
10	1460 Dwelling Structures	\$7,386	\$9,760.61	\$29,813.24	\$29,813.24
11	1465.1 Dwelling Equipment—Nonexpendable	\$4,000	\$1,625.39	\$2,087.13	\$2,087.13
12	1470 Nondwelling Structures	\$4,000	\$4,000.00	\$164.48	\$164.48
13	1475 Nondwelling Equipment	\$1,000	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				
	Amount of Annual Grant: (sum of lines 1-19)	\$42,651	\$42,651	\$42,651.00	\$42,651.00

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

<b>PHA Name: Ainsworth Housing Authority</b>		<b>Grant Type and Number Capital Fund</b> Capital Fund Program Grant No: NE26P035501-01 Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> <b>2001</b>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 03) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2002 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
	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: Ainsworth Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P035501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Obligated	Expended	
NE035							
	Operation	1406	4,265	2,265	2,146.41	2,146.41	
	Training, computer upgrade	1408	2,000	2,000	212.98	212.98	
	Administration	1410	2,000	4,200	4,200.00	4,200.00	
	Fees	1430	1,000	500	69.64	69.64	
	Replace sidewalks, grounds improvements, replace exterior doors	1450	17,000	18,300	3,957.12	3,957.12	
	Painting units, replace flooring in units, kitchen cabinet remodeling, shower and plumbing improvements.	1460	7,386	9,760.61	29,813.24	29,813.24	
	Replace or new stoves, refrigerators, microwaves, dishwashers, window furnishing	1465	4,000	1,625.39	2,087.13	2,087.13	
	Improvement to Community Room and Laundry Room.	1470	4,000	4,000	164.48	164.48	
	Office update	1475	1,000	0			
	<b>TOTAL</b>		<b>42,651</b>	<b>42,651</b>	<b>42,651</b>	<b>42,651</b>	

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

PHA Name: Ainsworth Housing Authority		<b>Grant Type and Number</b> Capital Fund Program No: NE26P035501-01 Replacement Housing Factor No:					<b>Federal FY of Grant: 2001</b>
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date) 3/30/00			All Funds Expended (Quarter Ending Date) 3/30/00			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NE035	3/31/03			9/30/04		1/30/03	

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

<b>PHA Name:</b> Ainsworth Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: NE26P035501-02 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2002</b>
--	---	--

Original Annual Statement  
  Reserve for Disasters/ Emergencies  
  Revised Annual Statement (revision no: 3)  
 Performance and Evaluation Report for Period Ending: 3-31-03  
  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	\$4,172		270.00	270.00
3	1408 Management Improvements Soft Costs	\$1,000		300.00	
	Management Improvements Hard Costs	\$1,000		0	
4	1410 Administration	\$4,100		600.00	0
5	1411 Audit	0		0	
6	1415 Liquidated Damages	0		0	
7	1430 Fees and Costs	\$1,000		0	
8	1440 Site Acquisition	0		0	
9	1450 Site Improvement	\$7,800		9,588.43	9,588.43
10	1460 Dwelling Structures	\$13,650		29,818.57	28,780.96
11	1465.1 Dwelling Equipment—Nonexpendable	\$4,000		979.80	979.80
12	1470 Nondwelling Structures	\$4,000		31.79	31.79
13	1475 Nondwelling Equipment	\$1,000		133.41	58.52
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 1-19)	\$41,722		41,722	39,709.50

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

<b>PHA Name:</b> Ainsworth Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: NE26P035501-02 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2002</b>
--	---	--

Original Annual Statement  
 Reserve for Disasters/ Emergencies  
 Revised Annual Statement (revision no: 3)  
 Performance and Evaluation Report for Period Ending: 3-31-03  
 Final Performance and Evaluation Report

<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
	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: Ainsworth Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P035501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2002</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Obligate	Expend	
NE035	Operation	1406	\$4,172		270.00	270.00	
	Training, computer upgrade	1408	\$2,000		300.00		
	Administration	1410	\$4,100		600.00	0	
	Fees	1430	\$1,000				
	Replace sidewalks, grounds improvements.	1450	\$7,800		9,588.43	9,588.43	
	Ongoing general improvements to all units -- paint units, replace flooring in units, kitchen cabinet remodeling, shower and plumbing improvements, and replace exterior doors.	1460	\$13,650		29,818.57	28,780.96	
	Replace or new stoves, refrigerators, microwaves, dishwashers, window furnishing	1465	\$4,000		979.80	979.80	
	Improvement to Community Room and Laundry Room, New entrance doors for Community Building, and laundry room	1470	\$4,000		31.79	31.79	
	Office update	<b>1475</b>	<b>\$1,000</b>		133.41	58.52	
	<b>Total</b>		<b>\$41,722</b>		<b>41,722</b>	<b>39,709.50</b>	

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

PHA Name: Ainsworth Housing Authority		<b>Grant Type and Number</b> Capital Fund Program No: NE26P035501-02 Replacement Housing Factor No:				Federal FY of Grant: 2002	
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	
	03/31/04			09/30/05		3-31-03	

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

PHA Name: Ainsworth Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P035501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003</b>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3-31-03 <input type="checkbox"/> 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	\$4,172	0			
3	1408 Management Improvements Soft Costs	\$1,000	\$1,000			
4	1410 Administration	\$4,100	\$4,100			
5	1411 Audit	\$ 250	\$ 325			
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$1,750	\$1,750			
8	1440 Site Acquisition					
9	1450 Site Improvement	\$ 14,064	\$ 7,800			
10	1460 Dwelling Structures	\$ 7,386	\$ 17,797			
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 4,000	\$ 4,000			
12	1470 Nondwelling Structures	\$4,000	\$4,000			
13	1475 Nondwelling Equipment	\$1,000	\$1,000			
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1502 Contingency					
20	Amount of Annual Grant: (sum of lines 1-19)	\$41,722	\$41,772.00			

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

<b>PHA Name:</b> Ainsworth Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: NE26P035501-03 Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> <b>2003</b>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3-31-03 <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 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: Ainsworth Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P035501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
NE035	Operation	1406	\$4,172	0			
	Training, computer software upgrade	1408	\$1,000	\$1,000			
	Administration	1410	\$4,100	\$4,100			
	Audit	1411	\$ 250	\$ 325			
	Fees	1430	\$1,750	\$1,750			
	Put fence w/locking gate around dumpster, replace sidewalks, grounds improvements, landscaping, make repair to building to comply with lead-base paint req., add gazebo to grounds.	1450	\$14,064	\$ 7,800			
	Ongoing general improvements to all units -- paint units, replace flooring in units, kitchen cabinet remodeling, new toilets, shower and plumbing improvements, and inside door replacements.	1460	\$ 7,386	\$ 17,797			
	Replace or new stoves, refrigerators, microwaves, dishwashers, window furnishing	1465	\$4,000	\$4,000			

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

PHA Name: Ainsworth Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: NE26P035501-03 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2003</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
	Update laundry rooms-paint, window coverings, new washer and dryer, new doors to community room and maintenance room to comply with lead-base paint requirements.	1470	\$4,000	\$4,000			
	Office furniture, calculator	<b>1475</b>	<b>\$1,000</b>	<b>\$1,000</b>			
	<b>Total</b>		<b>\$41,722</b>	<b>\$41,722</b>			

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

PHA Name: Ainsworth Housing Authority		<b>Grant Type and Number</b> Capital Fund Program No: NE26P035501-03 Replacement Housing Factor No:					<b>Federal FY of Grant: 2003</b>
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	
	3/3/05			9/30/06			

Small PHA Plan Update  
Annual Plan for Fiscal Year: 2003

**AINSWORTH HOUSING AUTHORITY**

**ATTACHMENT C**

**Five Year Action Plan**

## Capital Fund Program Five-Year Action Plan

### Part I: Summary

PHA Name: Ainsworth Housing Authority						<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 03			
Development Number Name/HA-Wide	Year 1 2003	Work Statement for Year 2 FFY Grant: 2004 PHA FY:10/2004		Work Statement for Year 3 FFY Grant: 2005 PHA FY: 10/2005		Work Statement for Year 4 FFY Grant: 2006 PHA FY: 10/2006		Work Statement for Year 5 FFY Grant: 2007 PHA FY: 10/2007	
	Annual Statement	Operation	0	Operation	0	Operation	\$ 4,147	Operation	0
		Management Improvement	\$ 1,000	Management Improvement	\$ 1,000	Management Improvement	\$ 1,000	Management Improvement	\$ 1,000
		Administration	\$ 4,100	Administration	\$ 4,100	Administration	\$ 4,100	Administration	\$ 4,100
		Audit	\$ 325	Audit	\$ 325	Audit	\$ 325	Audit	\$ 325
		Fees and Costs	\$ 1,750	Fees and Costs	\$ 1,750	Fees and Costs	\$ 1,750	Fees and Costs	\$ 1,750
		Site Improvement	\$ 7,800	Site Improvement	\$ 7,800	Site Improvement	\$14,064	Site Improvement	\$ 7,800
		Dwelling Structure	\$ 17,797	Dwelling Structure	\$ 17,797	Dwelling Structure	\$ 7,386	Dwelling Structure	\$ 17,747
		Dwelling Equipment	\$ 4,000	Dwelling Equipment	\$ 4,000	Dwelling Equipment	\$ 4,000	Dwelling Equipment	\$ 4,000
		Non-Dwelling Structure	\$ 500	Non-Dwelling Structure	\$ 500	Non-Dwelling Structure	\$ 4,000	Non-Dwelling Structure	\$ 4,000
		Non-Dwelling Equipment	\$ 4,500	Non-Dwelling Equipment	\$4,500	Non-Dwelling Equipment	\$ 1,000	Non-Dwelling Equipment	\$ 1,000
Total CFP Funds (Est.)		<b>\$41,772.00</b>		<b>\$41,772.00</b>		<b>\$41,772.00</b>		<b>\$41,722.00</b>	
Total Replacement Housing Factor Funds									

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

Activities for Year 2-3	Activities for Year : 2004 FFY Grant: PHA FY: 10/2004		Activities for Year: 2005 FFY Grant: PHA FY: 10/2005		
1406	Operation	0	1406	Operation	\$ 0
1408	Computer upgrade, software, training	\$ 1,000	1408	Computer upgrade, software, training	\$ 1,000
1410	Grant Management	\$ 4,100	1410	Grant Management	\$ 4,100
1411	Audit	\$ 325	1411	Audit	\$ 325
1430	Fees and Costs	\$ 1,750	1430	Fees and Costs	\$ 1,750
1450	Replace sidewalks, gazebo and park benches	\$7,800	1450	Replace sidewalks, tree removal and replace with new trees	\$7,800
1460	3 to 4 units – major remodeling kitchen cabinets, flooring, shower replacements.	\$ 17,797	1460	Painting, replace light fixtures in apartments, remodel units Cont.	\$ 17,797
1465	New microwaves	\$ 4,000	1465	New dishwashers	\$ 4,000
1470	Community Room update	\$ 500	1470	Community Room update	\$ 500
1475	Replace carpet in office, replace carpet and purchase new tables for community room	\$ 4,500	1475	Office, new computer, new blinds and curtains in community room	\$ 4,500
		<b><u>\$41,772</u></b>			<b><u>\$41,772</u></b>

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

Activities for Year 4-5	Activities for Year : 2006 FFY Grant: PHA FY: 10/2006		Activities for Year: 20067 FFY Grant: PHA FY: 10/2007	
1406	Operation	\$ 4,147		
1408	Computer upgrade, software, training	\$ 1,000	1408	Computer upgrade, software, training \$ 1,000
1410	Grant Management	\$ 4,100	1410	Grant Management \$ 4,100
1411	Audit	\$ 325	1411	Audit \$ 325
1430	Fees and Costs	\$ 1,750	1430	Fees and Costs \$ 1,750
1450	Replace sidewalks, designate parking areas	\$14,064	1450	Replace sidewalks, designate parking areas \$7,800
1460	New window coverings, kitchen cabinet replacement	\$ 7,386	1460	Remodel 3-4 units cont. -- kitchen cabinets, replace showers, carpets. \$17,747
1465	Replace appliances as needed	\$ 4,000	1465	Replace appliances as needed \$ 4,000
1470	Community Room update	\$ 500	1470	Community Room update \$ 500
1475	TV VCR for office, small tool replacement, TV VCR for community room	\$ 4,500	1475	New vacuum cleaner and wet vac, new stove – community room \$ 4,500
		<b><u>\$41,772</u></b>		<b><u>\$41,722</u></b>

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

---

Small PHA Plan Update  
Annual Plan for Fiscal Year: 2003

<p><b>AINSWORTH HOUSING AUTHORITY</b></p> <p><b>ATTACHMENTS D,E,F,G</b></p>
---

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

**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: Inez Summers

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

- Elected  
 Appointed

C. The term of appointment is (include the date term expires): 4/9/03 to 8/7/05

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: 8/8/03

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

- 🕒 Inez Summers
- 🕒 Louise Jefferis
- 🕒 Barbara Moore
- 🕒 Bernice Evans
- 🕒 Helen Athey
- 🕒 Viva Wade
- 🕒 Dorla Wendler
- 🕒 Opal Irwin
- 🕒 Louise Sherman
- 🕒 Donna Dillon
- 🕒 Bessie Poore
- 🕒 Donna Keim

Anyone who resides at AHA is eligible to be a member of the Board, this is a list of members who meet monthly.

**Required Attachment F:  
Comments of Resident Advisory Board or Boards**

Resident Advisory Board met on April 15, 2003.

Resident Board comments on the 2003 Agency Plan:

We do not wish to change anything in the Agency Plan. We would just like to state that the Ainsworth Housing Authority is a great place to live. The Director has been making improvements in both the living areas and the grounds, and immediate attention is given to any maintenance problems that we may have.

Our Director is always there for our needs in a cheerful manner. She makes time to give a helping hand when needed. Our Maintenance Personnel are always there to fix our apartments and keep our buildings and grounds nice. Kathy always finds time in our hours of need to help.

Housing Authority Response to comments:

The Agency Plan be approved as presented to the Resident Advisory Board.

Executive Director Comment:

I am very proud of how our residents help me with all that there is to do. My job is much easier due to all the cooperation I receive from my residents.

**Required Attachment G:  
COMPONENT 10(B) VOLUNTARY CONVERSION OF  
DEVELOPMENT(S) FROM PUBLIC HOUSING STOCK:  
REQUIRED INITIAL ASSESSMENTS**

1. How many of the PHA's developments are subject to the Required Initial Assessment?  
One
2. 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?)
3. How many Assessments were conducted for the PHA's covered developments? One
4. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments.

Development Name	Number of Units

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

The Ainsworth Housing Authority has completed the process of conducting the Required Initial Assessment for Voluntary Conversion of Developments of Public Housing Stock. The Certification of Compliance will be submitted in hard copy to HUD - Omaha.

The following is an excerpt from the minutes of the 6/17/2002 Board of Commissioners Meeting:

#1 HUD requires a one-time Initial Assessment of Voluntary Conversion of Developments from Public Housing Stock by October 1, 2001, with report submitted in the FY 2002 Agency Plan along with subsequent certification of the assessment by the board of commissioners.

#2 An Initial Assessment was completed by the Executive Director of the Ainsworth Housing Authority with the following results:

#3 The Ainsworth Housing Authority has conducted an assessment of their public housing stock and the community and after due consideration has concluded that conversion of the development is inappropriate because removal of the development would not meet the necessary conditions for voluntary conversion for the following reason(s):

- a. Conversion would be more expensive than continuing to operate the development as public housing;
- b. Conversion to Section 8 tenant based assistance would not effect the ability to occupy the housing development; and
- c. Workability of vouchers within the Ainsworth community would be inappropriate.

#4 The Ainsworth Housing Authority has opted not to convert public housing units to Section 8 Tenant Based housing.

2003 Update: The housing market in Ainsworth and the population composition has not drastically changed since the last assessment. Therefore, the housing authority believes that the conclusion from 2002 applies to 2003.