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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2003

BASSETT HOUSING AUTHORITY AGENCY PLAN

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

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

PHA Plan
Agency Identification

PHA Name: Bassett Housing Authority

PHA Number: NE071

PHA Fiscal Year Beginning: 07/2003

PHA Plan Contact Information:

Name: Dorrinda Ellwanger, Executive Director
Phone: 402-684-3329
TDD: 402-684-3329
Email (if available):

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
Bassett Housing Authority PO Box 28 400 Panzer St. Bassett, NE 68714

☐ PHA development management offices

Display Locations For PHA Plans and Supporting Documents

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

☒ Main administrative office of the PHA
☐ PHA development management offices
☐ Main administrative office of the local, county or State government
☐ Public library
☐ PHA website
☐ Other (list below)

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

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

PHA Programs Administered:

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

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

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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☒ Attachment C : Capital Fund Program 5 Year Action Plan
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☒ Attachment F: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)
☒ Attachment G: Voluntary Conversion Assessment
Attachment – 2002 Agency Plan CFP for 2000-2001

ii. Executive Summary

[24 CFR Part 903.7 9 (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.

No Changes

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? **$29,617**

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

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

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

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component ; if "yes", complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition ☐ Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☐
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action (select one) ☐ Part of the development ☐ Total development
7. Relocation resources (select all that apply) ☐ Section 8 for units ☐ Public housing for units ☐ Preference for admission to other public housing or section 8 ☐ 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)]**

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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

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) –

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 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 Bassett 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 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.

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: 1b. Development (project) number:
2. What is the status of the required assessment? ☐ Assessment underway (See Attachment ☐ 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

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Annual Plan for Fiscal Year: 2003

BASSETT HOUSING AUTHORITY
ATTACHMENT A

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

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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 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
	Any policy governing occupancy of Police Officers in Public Housing ☐ 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 ☐ 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 ☐ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies ☐ 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

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OMB Approval No: 2577-0226
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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 ☐ check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
✓	Public housing grievance procedures ☐ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures ☐ 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 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
	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

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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 (PHEDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	PHDEP-related documentation: · 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) ☐ 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) (list individually; use as many lines as necessary)	(specify as needed)

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2003

BASSETT HOUSING AUTHORITY
ATTACHMENT B
Performance and Evaluation Report

CAPITAL FUND PROGRAM TABLES START HERE

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

PHA Name: Bassett Housing Authority	Grant Type and Number Capital Fund Capital Fund Program Grant No: NE26P071 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000

☐Original Annual Statement ☐Reserve for Disasters/ Emergencies ☐Revised Annual Statement (revision no:
☒Performance and Evaluation Report for Period Ending: Dec. 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				
4	1410 Administration	1,900		1,900	1,900
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	28,680		28,680	28,680
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				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 1-19)	30,580		30,580	30,580
21	Amount of line XX Related to LBP Activities				
22	Amount of line XX Related to Section 504 compliance				

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

PHA Name: Bassett Housing Authority	**Grant Type and Number Capital Fund** Capital Fund Program Grant No: NE26P071 Replacement Housing Factor Grant No:	**Federal FY of Grant:** **2000**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:**
☒ **Performance and Evaluation Report for Period Ending: Dec. 31, 2002** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
23	Amount of line XX Related to Security –Soft Costs				
24	Amount of Line XX related to Security-- Hard Costs				
25	Amount of line XX Related to Energy Conservation Measures				
26	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: Bassett Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: NE26P071 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2000

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	Obligated	Expended	
NE071	Operations	1406						
	Management Improvements	1408						
	Administration:	1410		1,900		1,900	1,900	DONE
	Fees & Costs	1430						
	Site Improvement:	1450						
	Dwelling Structure: Replacement of Kitchen Cabinets in all units –Cabinets on order **This project will be finished ahead of schedule with this grant and a small amount from 2001 grant.	1460		28,680		28,680	28,680	
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures:	1470						
	Non-Dwelling Equipment:	1475						
	TOTAL			30,580		30,580	30,580	

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

PHA Name: BASSETT Housing Authority	**Grant Type and Number** Capital Fund Program No: NE26P071 Replacement Housing Factor No:	**Federal FY of Grant:** 2000

Dev. Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date) 9/30/01			All Funds Expended (Quarter Ending Date) 9/30/01			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NE071	3/31/2002			6/30/2003			

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

PHA Name: Bassett Housing Authority	Grant Type and Number: Capital Fund Program NE26P071 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001

☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:
☒ Performance and Evaluation Report for Period Ending: Dec. 31, 2001 ☐ 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	0	3,118		
3	1408 Management Improvements Soft Costs	0			
	Management Improvements Hard Costs				
4	1410 Administration	1,900	3,000		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	28,680	23,071		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures		2,000		
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines1-19)	30,580	31,189		
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				

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

PHA Name: Bassett Housing Authority	Grant Type and Number: Capital Fund Program NE26P071 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001

☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:
☒ Performance and Evaluation Report for Period Ending: Dec. 31, 2001 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	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: Bassett Housing Authority	**Grant Type and Number:** Capital Fund Program NE26P071 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.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NE071	Operations	1406		0	0			Material ordered, work scheduled to begin in May 2003.
	Management Improvements	1408		0	0			
	Administration	1410		1900	3,000			
	Fees & Costs	1430						
	Site Improvement	1450						
	Dwelling Structure ** (1) Finish Kitchen Cabinet replacement project (2) Replace apartment entry doors	1460		28,680	26,189			
	Dwelling Equipment	1465.1						
	Non Dwelling Structure Replace two entry doors to Community Room	1470		0	2,000			
	Non Dwelling Equipment	1475						
	Total			30,580	31,189			

** Job item 'replacement of apartment entry doors' appeared in the agency plan approved in 2002. Material has been ordered. Work on all 2001 items is expected to begin during the first week of May 2003. At this point it is too late to cancel these work items. Funds will be obligated as soon as the contractor begins the work. 2002 agency plan portion of 2001 CFP appears on HUD's web site and is also attached to this agency plan.

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

PHA Name: Bassett Housing Authority	**Grant Type and Number:** Capital Fund Program #: NE26P071 Capital Fund Program Replacement Housing Factor #:	**Federal FY of Grant:** 2001

Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NE071	6/30/2003			6/30/04			

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

PHA Name: Bassett Housing Authority	Grant Type and Number: Capital Fund Program NE26P071 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	3,118	0		
3	1408 Management Improvements Soft Costs	1,000	1,000		
	Management Improvements Hard Costs				
4	1410 Administration	3,000	2,500		
5	1411 Audit	0			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	800	800		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	3,771	5,817		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	18,000	18,000		
13	1475 Nondwelling Equipment	1,500	1,500		
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 2-19)	31,189	29,617		

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

PHA Name: Bassett Housing Authority	Grant Type and Number: Capital Fund Program NE26P071 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of 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: Bassett Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: NE26P071 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2002		
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	
NE006	Operations	1406		3,118	0			
	Management Improvements Training & workshops for Exec. Dir. & Maintenance Personnel	1408		1,000	1,000			
	Administration	1410		3,000	2,500			
	Audit: CFP portion of audit	1411		0	0			
	Fees & Costs:	1430		800	800			
	Site Improvement	1450		0	0			
	Dwelling Structures: (1)Begin carpet, vinyl replacement in units (2) Begin Painting interior units	1460		3,771	5,817			
	Dwelling Equipment	1465.1		0	0			
	Non-Dwelling Structure: Resident request for enclosed patio extension to community room to allow for overflow and use in summertime.	1470		18,000	18,000			
	Non-Dwelling Equipment Patio Furniture and Picnic tables	1475		1,500	1,500			
	Total			31,189	29,617			

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

PHA Name: Bassett Housing Authority	**Grant Type and Number** Capital Fund Program No: NE26P071 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	
NE071	12/31/03			6/30/05			

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

PHA Name: Bassett Housing Authority	Grant Type and Number: Capital Fund Program NE26P071501-30 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003

☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no: 01)
☒ Performance and Evaluation Report for Period Ending: 12-31-02 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	3,118			
3	1408 Management Improvements Soft Costs	1,000	1,000		
	Management Improvements Hard Costs				
4	1410 Administration	3,000	2,500		
5	1411 Audit	0			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	800	800		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	23,271	23,271		
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				
19	1502 Contingency		2,046		
	Amount of Annual Grant: (sum of lines 2-19)	31,189	29,617		

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

PHA Name: Bassett Housing Authority	Grant Type and Number: Capital Fund Program NE26P071501-30 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003

☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no: 01)
☒ Performance and Evaluation Report for Period Ending: 12-31-02 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of 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: Bassett Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P071 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
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	
NE071	Operation	1406		3,118	0			
	Management Improvements Training & workshops for Exec. Dir. & Maintenance Personnel	1408		1,000	1,000			
	Administration	1410		3,000	2,500			
	Audit: CFP portion of audit	1411		0				
	Fees & Costs:	1430		800	800			
	Site Improvement	1450		0				
	Dwelling Structures (1) Install Central Air Conditioning conversion in units (2) Continue with carpet, vinyl & painting units	1460		22,000 1,271	22,000 1,271			
	Dwelling Equipment	1465.1		0				
	Non-Dwelling Structure: Resident request for enclosed patio extension to community room to allow for overflow and use in summertime.	1470						
	Contingencies	1502		0	2,046			
	Total			31,189	29,617			

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

PHA Name: Bassett Housing Authority	**Grant Type and Number** Capital Fund Program No: NE26P071 Replacement Housing Factor No:	**Federal FY of Grant:** 2003

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	
NE071	12/31/03			6/30/05			

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2003

BASSETT HOUSING AUTHORITY
ATTACHMENT C
Five Year Action Plan

Capital Fund Program Five-Year Action Plan
Part I: Summary

PHA Name: Bassett Housing Authority								☐ **Original 5-Year Plan** ☒ **Revision No: 02**	
Development Number / Name/HA-Wide	Year 1 2003	Work Statement for Year 2 FFY Grant: 2004 PHA FY:7/2004		Work Statement for Year 3 FFY Grant: 2005 PHA FY: 7/2005		Work Statement for Year 4 FFY Grant: 2006 PHA FY: 7/2006		Work Statement for Year 5 FFY Grant: 2007 PHA FY: 7/2007	
NE071	Annual tatemer								
		Operations	2,046	Operations	2,046	Operations	2,046	Operations	0
		Management Improvements	1,000	Management Improvements	1,000	Management Improvements	1,000	Management Improvements	0
		Administration	2,500	Administration	2,500	Administration	2,500	Administration	3,000
		Audit	0	Audit	0	Audit	0	Audit	0
		Fees and Costs	800	Fees and Costs	800	Fees and Costs	800	Fees and Costs	0
		Site Improvement	0	Site Improvement	0	Site Improvement	4,151	Site Improvement	0
		Dwelling Structure	16,271	Dwelling Structure	16,120	Dwelling Structure	12,120	Dwelling Structure	22,617
		Dwelling Equipment	4,500	Dwelling Equipment	7,151	Dwelling Equipment	2,000	Dwelling Equipment	0
		NonDwelling Structure	0	NonDwelling Structure	0	NonDwelling Structure	0	NonDwelling Structure	4,000
		Nondwelling Equipment	2,500	Nondwelling Equipment	0	Nondwelling Equipment	5,000	Nondwelling Equipment	0
Total CFP Funds (Est.)		**29,617**		**29,617**		**29,617**		**29,617**	
Total Replacement Housing Factor Funds									

** The housing authority is requesting to keep the operations line item open. As shown (2007), this is the first line item that is eliminated when specific jobs require additional funds. The housing authority will have plenty of time to revise the budget based on more accurate information.

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

Activities for 2001 & 2002	Activities for Year : 2004 FFY Grant: 2004 PHA FY:7/2004			Activities for Year: 2005 FFY Grant: 2005 PHA FY: 7/2005		
	Operations	# 1406	2,046	Operations	1406	2,046
	Management Improvements Computer Help, Training, NAHRO	1408	1,000	Management Improvements Computer Help, Training, NAHRO	1408	1,000
	Administration	1410	2,500	Administration	1410	2,500
	Fees & Costs	1430	800	Fees & Costs	1430	800
	Dwelling Structure: (1) Replace outlets in Bathrooms & kitchens to GFI (2) Replace roof/shingles 1 bldg. (3)Continue with replacement of carpet, vinyl & paint in units	1460	 1,500 11,771 3,000	Dwelling Structures (1) Replace 1 roof/ shingles 1 bldg (2) Replace interior wood bathroom and closet doors damaged from use	1460	 12,120 4,000
	Dwelling Equipment (1)Replace existing exhaust fan with Exhaust fan/light combination in units (2)Replacement of appliances	1465	 3,500 1,000	Dwelling Equipment (1) Continue with replacement of appliances (2) Continue with carpet, vinyl & painting in units	1465	 3,000 4,151
	Non-Dwelling Equip Replacement & Upgrade of office computer printer, etc., file cabinet	1475	2,500			
	Total Amount of Grant		**29,617**			**29,617**

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

Activities 2001& 2002	Activities for Year : 2006 FFY Grant: 2006 PHA FY: 7/2006			Activities for Year: 2007 FFY Grant: 2007 PHA FY: 7/2007		
	Operations	1406	2,046	Operations	1406	
	Management Improvements Computer Help, Training, NAHRO	1408	1,000	Management Improvements	1408	
	Administration	1410	2,500	Administration	1410	3,000
	Fees & Costs	1430	800	Audit	1411	
	Operations	1406	2,046	Fees & Costs	1430	
	Site Improvement Landscaping, Concrete work on sidewalks, Parking lot replacement	1450	4,151			
	Dwelling Structures: (1) Replace 1 roof/shingles	1460	12,120	Dwelling Structures: New gutters on 20 units	1460	22,617
	Dwelling Equipment (1)Continue with replacement of appliances (2) Continue with replacement of carpet, vinyl & painting in units	1465	500 1,500			
				Non Dwelling Structure New gutters on community building	1470	4,000
	Non Dwelling Equipment: Replacement of Maintenance Equipment: Snowblower & Lawn mower	1475	5,000			
	Total Annual Grant		**29,617**	**Total Annual Grant**		**29,617**
	Total estimated cost over next 5 years					

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2003

BASSETT HOUSING AUTHORITY
ATTACHMENTS D,E, F, G

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

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

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:

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

☐ Elected
☐ Appointed

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

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

☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
☒ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
☐ Other (explain):

B. Date of next term expiration of a governing board member: 4/2004
C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position. **Mayor Jeff Malone**

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

Required Attachment E:
Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards:

PUBLIC HOUSING RAB MEMBERS:

Alma Mundorf – Chairman
Edith Cross – Secy/Treasurer
Louise Smith
Daisy Rudlof
Geneva Hansen
Esther Welke
Dale Billings
James Alderman
Larry Deermer
Veta Akaka

Required Attachment F:
Comments of Resident Advisory Board or Boards

RAB BOARD RECOMMENDATIONS AND BASSETT HOUSING AUTHORITY RESPONSE:

The Resident Advisory Board met on 1-2-2003.

RAB Comments:
No comments

PHA Response:
None needed.

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

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

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? ☐ Assessment underway ☐ 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
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) ☐ Units addressed in a pending or approved demolition application (date submitted or approved: ☐ Units addressed in a pending or approved HOPE VI demolition application

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

(date submitted or approved:)

☐ Units addressed in a pending or approved HOPE VI Revitalization Plan
(date submitted or approved:)

☐ Requirements no longer applicable: vacancy rates are less than 10 percent

☐ Requirements no longer applicable: site now has less than 300 units

☐ Other: (describe below)

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

1. How many of the PHA's developments are subject to the Required Initial Assessment? 1

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?) 0

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

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

Development Name	Number of Units
None	

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

** 2003 Update: The Bassett Housing Authority has not experienced changes in residents' characteristics, property, and the market that will justify conversion of Public Housing to tenant based assistance and change the results of previous assessment (2002).