

U.S.DepartmentofHousingandUrbanDevelopment  
OfficeofPublicandIndianHousing

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SmallPHAPlanUpdate  
AnnualPlanforFiscalYear: 2002

**AINSWORTH HOUSING  
AUTHORITY AGENCY PLAN**

**NOTE: THIS PHA PLAN TEMPLATE (HUD50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan  
Agency Identification**

**PHAName:** AinsworthHousingAuthority

**PHANumber:** NE035

**PHAFiscalYearBeginning:** 9/2002

**PHA Plan Contact Information:**

Name: KathyPapstein

Phone: (402)387 -2550

TDD:

Email(ifavailable): 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  
Box 153524E4                      <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 20 01**  
 [24CFR Part 903.7]

**i. Table of Contents**

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

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<input checked="" type="checkbox"/> Attachment D: Capital Fund Program 5 Year Action Plan	
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<input checked="" type="checkbox"/> Attachment E: Resident Membership on PHA Board or Governing Body	
<input checked="" type="checkbox"/> Attachment F: Membership of Resident Advisory Board or Boards	
<input checked="" type="checkbox"/> Attachment G: 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 H: Voluntary Conversion of Developments	
<input type="checkbox"/> Other:	

## ii. Executive Summary

[24CFR Part 903.79(r)]

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

N/A

### 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 following policies:

The Capitalization Policy has been amended to change the amount of reported non-expendable and expendable items from \$50.00 to \$500.00.

The Pet Policy has been amended to change the Security Deposit from \$100.00 to \$150.00.

The Personnel Policy was amended to include a Drug Free Workplace statement.

The Travel Policy has been updated to automatically change, according to State of Nebraska schedule, the rate paid to employees using their personal vehicle for business travel.

A new Admissions and Continued Occupancy Policy has been adopted.

### 2. Capital Improvement Needs

[24CFR Part 903.79(g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

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

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

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

The Capital Fund Program Annual Statement is provided as Attachment C

### 3.D Demolition and Disposition

[24CFR Part 903.79(h)]

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

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

#### 2. Activity Description

<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: (DD/MM/YY)	
5. Number of units affected:	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Relocation resources (select all that apply)	
<input type="checkbox"/> Section 8 for units	
<input type="checkbox"/> Public housing for units	
<input type="checkbox"/> Preference for admission to 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 PIH2001 -4decon)

- a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows

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

**4. Voucher Homeownership Program**

[24CFR Part 903.79(k)]

A.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24CFR part 982? ( If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

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

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

- Establishing a minimum homeowner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family’s resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

**5. Safety and Crime Prevention: PHDEP Plan**

[24CFR Part 903.7(m)]

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

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

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

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

D.  Yes  No: The PHDEP Plan is attached at Attachment \_\_\_\_\_

## **6. Other Information**

[24CFR Part 903.79(r)]

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

1.  Yes  No : Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?  
(Attachment G)

2. If yes, the comments are attached at \_\_\_\_\_

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

- The PHA changed portions of the PHA Plan in response to comments. A list of these changes is included:
  - Yes  No: below
  - Yes  No: at the end of the RAB Comments in 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 need expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- Other:  
**The 2001 -2004 Consolidated Plan does not quantify housing needs.**

3. PHA Requests for support from the Consolidated Plan Agency

Yes  No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or in 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 or Modification to the Annual Plan includes: changes in budget items and capital fund projects due to emergencies, adjustment in policies to address issues such as vacancies; and initiated development projects that will affect the use of capital funds. Changes that result from changes in regulations and other HUD mandates that are excluded.

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

**D. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.79(j)]

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

**A. Assessment of Reasonable Revitalization Pursuant to Section 202 of the HUD FY 1996 HUD Appropriations Act**

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

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SmallPHAPlanUpdate  
AnnualPlanforFiscalYear: 2002

**AINSWORTH HOUSING  
AUTHORITY  
ATTACHMENT A**

**NOTE: THIS PHA PLAN TEMPLATE (HUD50075) 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 Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
N/A	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
✓	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
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 <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public housing rent determination policies, including the method for setting public housing flat rents <input 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
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
✓	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
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
✓	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
✓	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
✓	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99 -52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
✓	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency

**List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	<p>PHDEP-related documentation:</p> <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
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Small PHA Plan Update  
Annual Plan for Fiscal Year: 2002

**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		Grant Type and Number Capital Fund Capital Fund Program Grant No: NE26P03550100 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2000</b>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <b>March 31, 2002</b> <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	\$4,181	\$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>PHAName:</b> 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>
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Original Annual Statement  
  Reserve for Disasters/Emergencies  
  Revised Annual Statement (revision no:    )  
  Performance and Evaluation Report for Period Ending: **March 31, 2002**  
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines 1 - 19)	\$41,813	\$41,813	41813.00	41813.00
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security -- Soft Costs				
	Amount of Line XX related to Security -- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				



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

PHAName: 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%
	Hutch, 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/CFP RHF)**  
**Part III: Implementation Schedule**

PHAName: Ainsworth Housing Authority		Grant Type and Number 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:</b> 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>2001</b>
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Original Annual Statement    Reserve for Disasters/Emergencies    Revised Annual Statement (revision no:   )  
 Performance and Evaluation Report for Period Ending: **March 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	\$4,265	\$2,265.00	\$239.00	\$239.00
3	1408 Management Improvements Soft Costs	\$1,000	\$1,000.00	\$212.98	\$212.98
	Management Improvements Hard Costs	\$1,000	\$1,000.00	0	0
4	1410 Administration	\$2,000	\$4,200.00	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$1,000	\$500.00	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	\$17,000	\$18,300.00	\$3582.12	\$3,582.12
10	1460 Dwelling Structures	\$7,386	\$9,760.61	\$5338.46	\$5,338.46
11	1465.1 Dwelling Equipment — Nonexpendable	\$4,000	\$1,625.39	\$137.79	\$137.79
12	1470 Nondwelling Structures	\$4,000	\$4,000.00	0	0
13	1475 Nondwelling Equipment	\$1,000	0	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines 1 -19)	\$42,651		\$9,510.35	\$9,510.35

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

<b>PHAName: 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>2001</b>
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Original Annual Statement  
  Reserve for Disasters/Emergencies  
  Revised Annual Statement (revision no:      )  
  Performance and Evaluation Report for Period Ending: **March 31, 2002**  
  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**

PHAName: Ainsworth Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P03550100 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	239.00	239.00		
	Training, computer upgrade	1408	2,000	2,000	212.98	212.98		
	Administration	1410	2,000	4,200	0	0		
	Fees	1430	1,000	500	0	0		
	Replaces sidewalks, grounds improvements, replace exterior doors	1450	17,000	18,300	3582.12	3582.12		
	Painting units, replace flooring in units, kitchen cabinet remodeling, shower and plumbing improvements.	1460	7,386	9,760.61	5338.46	5338.46		
	Replace or new stoves, refrigerators, microwaves, dishwashers, window furnishing	1465	4,000	1,625.39	137.79	137.79		
	Improvement to Community Room and Laundry Room.	1470	4,000	4,000	0	0		
	Office update	1475	1,000	0	0	0		
	<b>TOTAL</b>		<b>42,651</b>	<b>42,651</b>	<b>9,510.35</b>	<b>9,510.35</b>		

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

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

# CIAP Budget/Progress Report

## Part I: Summary

U.S. Department of Housing  
and Urban Development

OMB Approval No. 2577 -0044

(exp. 04/30/2004)

### Comprehensive Improvement Assistance Program (CIAP) Office of Public and Indian Housing

HAName: Ainsworth Housing Authority	Modernization Project Number: NE26P035906 -99	FFY of Grant Approval: 1999
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Original CIAP Budget       Revised CIAP Budget/Revision Number Progress Report for Period Ending XX Final Progress Report

Line No.	Summary by Development Account	Total Funds Approved		Total Funds	
		Original	Revised	Obligated	Expended
1	Total Non -CIAP Funds				
2	1406 Operations (may not exceed 10% of line 16)				
3	1408 Management Improvements				
4	1410 Administration	\$2,000	\$2,000	\$2,000	\$2,000
5	1415 Liquidated Damages				
6	1430 Fees and Costs				
7	1440 Site Acquisition				
8	1450 Site Improvement	\$2,000	\$3,000	\$3,000	\$3,000
9	1460 Dwelling Structures	\$18,979	\$27,779	\$27,779	\$27,779
10	1465.1 Dwelling Equipment — Nonexpendable	\$18,000	\$8,200	\$8,200	\$8,200
11	1470 Non dwelling Structures				
12	1475 Non dwelling Equipment				
13	1485 Demolition				
14	1495.1 Relocation Cost				
15	1498 Mod Used for Development				
16	<b>Amount of CIAP Grant</b> (Sum of lines 2 -14)	\$40,979	\$40,979	\$40,979	\$40,979
17	Amount of line 16 Related to LBP Activities				
18	Amount of line 16 Related to Security				
19	Amount of line 16 Related to Section 504 Compliance				
20	Amount of line 16 related to Energy Conservation Measures				

Signature of Executive Director \_\_\_\_\_  
Date (mm/dd/yyyy) \_\_\_\_\_

**HUD Certification:** In approving this budget and providing assistance to a specific housing development(s), I hereby certify that the assistance will not be more than is necessary to make the assisted activity feasible after taking into account assistance from other government sources (24 CFR 12.50).  
Signature of Director, Office of Public Housing / ONAP Administrator \_\_\_\_\_ Date (mm/dd/yyyy) \_\_\_\_\_

form HUD-52825 (10/96) ref Handbook 7485.1

**CIAP Budget/Progress Report**  
**Part II: Supporting Pages**

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

**OMB Approval No. 2577 -0044**  
**(exp. 04/30/2004)**

Development Number	Description of Work Items	Development Account Number	Funds Approved			Funds Obligated	Funds Expended
			Original	Revised	Difference		
NE035	Administration of CIAP Grant reports, inspections of projects' progress, payment to contractors	1410	\$ 2,000			\$2,000	\$ 2,000
	Sitework (e.g., cement).	1450	\$2,000	\$3,000	+\$1,000	\$3,000	\$3,000
	New floors, ceiling fans, lighting improvements.	1460	\$18,979	\$27,779	+\$8,800	\$27,779	\$27,779
	Appliances	1465.1	\$18,000	\$8,200	-\$9,800	\$8,200	\$8,200
	<b>Total</b>		<b>\$40,979</b>	<b>\$40,979</b>	<b>\$0.0</b>	<b>\$40,979</b>	<b>\$40,979</b>
						form HUD-52825 (10/96)	
						ref Handbook 7485.1	



**CIAP Budget/Progress Report**  
**Part III: Implementation Schedule**

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

**OMB Approval No. 2577 -0044**  
**(exp. 04/30/2004)**

Development Number	Architect/Engineer Contract Awarded			All Funds Obligated			All Funds Expended		
	Original	Revised (Attach explanation)	Actual	Original	Revised (Attach explanation)	Actual	Original	Revised (Attach explanation)	Actual
NE035				3/31/01		9/30/01	9/30/01		9/30/01

form **HUD-52825** (10/96)  
 ref Handbook 7485.1

Cost Certificate Submitted 10/21/01 – HUD Approved for Audit 11 -16-01

Small PHA Plan Update  
Annual Plan for Fiscal Year: 2002

**AINSWORTH HOUSING AUTHORITY**  
**ATTACHMENT C**  
**Capital Fund Annual Plan**

## 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>					
PHAName: Ainsworth Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE035 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2002</b>
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <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			
3	1408 Management Improvements Soft Costs	\$1,000			
	Management Improvements Hard Costs	\$1,000			
4	1410 Administration	\$4,100			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$1,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$7,800			
10	1460 Dwelling Structures	\$13,650			
11	1465.1 Dwelling Equipment — Nonexpendable	\$4,000			
12	1470 Nondwelling Structures	\$4,000			
13	1475 Nondwelling Equipment	\$1,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				

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

PHAName: Ainsworth Housing Authority	Grant Type and Number Capital Fund Program Grant No: NE035 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2002</b>
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Original Annual Statement  
  Reserve for Disasters/Emergencies  
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:  
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines 1 - 19)	\$41,722			
	Amount of line eXX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security -- Soft Costs				
	Amount of Line XX related to Security -- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHAName: Ainsworth Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE035 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	
NE035	Operation	1406	\$4,172			
	Training, computer upgrade	1408	\$2,000			
	Administration	1410	\$4,100			
	Fees	1430	\$1,000			
	Replaces sidewalks, grounds improvements, replace exterior doors	1450	\$7,800			
	Ongoing general improvements to all units -- paint units, replace flooring in units, kitchen cabinet remodeling, shower and plumbing improvements.	1460	\$13,650			
	Replace or new stoves, refrigerators, microwaves, dishwashers, window furnishing	1465	\$4,000			
	Improvement to Community Room and Laundry Room, New entrance doors for Community Building, and laundry room	1470	\$4,000			
	Office update	<b>1475</b>	<b>\$1,000</b>			
	<b>Total</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**

PHAName: Ainsworth Housing Authority		Grant Type and Number Capital Fund Program No: NE035 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			

Small PHA Plan Update  
Annual Plan for Fiscal Year: 2002

**AINSWORTH HOUSING AUTHORITY**

**ATTACHMENT D**

**Five Year Action Plan**

## Capital Fund Program Five - Year Action Plan

### Part I: Summary

PHAName: AinsworthHousingAuthority						<input type="checkbox"/> Original 5 - Year Plan <input checked="" type="checkbox"/> Revision No: 02			
Development Number Name/HA-Wide	Year 1 2002	Work Statement for Year 2 FFY Grant: 2003 PHAFY: 10/2003		Work Statement for Year 3 FFY Grant: 2004 PHAFY: 10/2004		Work Statement for Year 4 FFY Grant: 2005 PHAFY: 10/2005		Work Statement for Year 5 FFY Grant: 2006 PHAFY: 10/2006	
	Annual Statement								
1406		Operation	\$ 4,172	Operation	\$ 4,172	Operation	\$ 4,172	Operation	\$ 4,172
1408		Management Improvement	\$1,000	Management Improvement	\$1,000	Management Improvement	\$1,000	Management Improvement	\$1,000
1410		Administration	\$4,100	Administration	\$4,100	Administration	\$4,100	Administration	\$4,100
1411		Audit	\$ 250	Audit	\$ 250	Audit	\$ 250	Audit	\$ 250
		Fees and Costs	\$ 1,750	Fees and Costs	\$ 1,750	Fees and Costs	\$ 1,750	Fees and Costs	\$ 1,750
		Site Improvement	\$ 14,064	Site Improvement	\$ 14,064	Site Improvement	\$ 14,064	Site Improvement	\$ 14,064
		Dwelling Structure	\$7,386	Dwelling Structure	\$7,386	Dwelling Structure	\$7,386	Dwelling Structure	\$7,386
		Dwelling Equipment	\$4,000	Dwelling Equipment	\$4,000	Dwelling Equipment	\$4,000	Dwelling Equipment	\$4,000
		Non-Dwelling Structure	\$4,000	Non-Dwelling Structure	\$4,000	Non-Dwelling Structure	\$4,000	Non-Dwelling Structure	\$4,000
		Non-Dwelling Equipment	\$1,000	Non-Dwelling Equipment	\$1,000	Non-Dwelling Equipment	\$1,000	Non-Dwelling Equipment	\$1,000
Total CFP Funds (Est.)			<b>\$41,722</b>		<b>\$41,722</b>		<b>\$41,722</b>		<b>\$41,722</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:2003 FFY Grant: PHAFY:10/2003		Activities for Year:2004 FFY Grant: PHAFY:10/2004	
1406	Operation	\$ 4,172	Operation	\$ 4,172
1408	Computer upgrade, software, training	\$1,000	Computer upgrade, software, training	\$1,000
1410	Grant Management	\$4,100	Grant Management	\$4,100
1411	Audit	\$ 250	Audit	\$ 250
1430	Fees and Costs	\$ 1,750	Fees and Costs	\$ 1,750
1450	Replace sidewalks, landscaping grounds	\$ 14,064	Replace sidewalks, gazebo and park benches	\$ 14,064
1460	General improvement and updating Apartments (paint, carpet, linoleum, window coverings)	\$7,386	New storm doors	\$7,386
1465	Replace stoves & refrigerators	\$4,000	New microwaves	\$4,000
1470	Update laundry rooms - paint, window coverings, new washer and dryer	\$4,000	Replace carpet and purchase new tables for community room	\$4,000
1475	Office Furniture	\$1,000	Replace carpet in office	\$1,000
		<b><u>\$41,722</u></b>		<b><u>\$41,722</u></b>

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

Activities for Year 4 -5	Activities for Year: 2005 FFY Grant: PHAFY: 10/2005		Activities for Year: 2006 FFY Grant: PHAFY: 10/2006		
1406	Operation	\$ 4,172	1406	Operation	\$ 4,172
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	\$ 250	1411	Audit	\$ 250
1430	Fees and Costs	\$ 1,750	1430	Fees and Costs	\$ 1,750
1450	Replace sidewalks, tree removal and replace with new trees	\$ 14,064	1450	Replace sidewalks, designate parking areas	\$ 14,064
1460	Painting, replace light fixtures in apartments	\$7,386	1460	New window coverings, kitchen cabinet replacement	\$7,386
1465	New dishwashers	\$4,000	1465	Replace appliances as needed	\$4,000
1470	New blinds and curtains in community room	\$4,000	1470	TV VCR for community room	\$4,000
1475	Office, new computer	\$1,000	1475	TV VCR for office, small tool replacement	\$1,000
		<b><u>\$41,722</u></b>			<b><u>\$41,722</u></b>

U.S.DepartmentofHousingandUrbanDevelopment  
OfficeofPublicandIndianHousing

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SmallPHAPlanUpdate  
AnnualPlanforFiscalYear: 2002

**AINSWORTH HOUSING AUTHORITY**  
**ATTACHMENT SE, F, G, H**

**NOTE: THIS PHA PLAN TEMPLATE (HUD50075) IS TO BE COMPLETED IN ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**Required Attachment E:  
Resident Member on the PHA Governing Board**

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

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

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

- Elected  
 Appointed

C. The term of appointment is (include the date term expires): 10/11/00 to 10/11/05

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: 8/7/02

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

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

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

- Inez Summers
- Louise Jefferis
- Barbara Moore

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

Resident Advisory Board met on April 16, 2002.

Resident Board comments on the 2002 Agency Plan:

No comments made on the 2002 Agency Plan and 2003 - 2006 Five - Year Plan.

Housing Authority Response to comments:

N/A

**Required Attachment H:  
 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 reports 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.