

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

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2000

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

**PHA Plan
Agency Identification**

PHA Name: Pineville
PHA Number: KY039
PHA Fiscal Year Beginning: 04/2000
Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)**

- Main administrative office of the PHA**
- PHA development management offices**
- PHA local 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**
- PHA local offices**
- Main administrative office of the local government (City Hall)**
- Main administrative office of the County government**
- Main administrative office of the 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)**

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

___ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

X The PHA's mission is: (state mission here)
To promote adequate and affordable housing, economic opportunity, and a suitable living environment for the families we serve.

B. Goals

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

___ **PHA Goal: Expand the supply of assisted housing**
Objectives:

- ___ Apply for additional rental vouchers:
- ___ Reduce public housing vacancies:
- ___ Leverage private or other public funds to create additional housing opportunities:
- ___ Acquire or build units or developments
- ___ Other (list below)

X **PHA Goal: Improve the quality of assisted housing**
Objectives:

- ___ Improve public housing management: (PHAS score)
- ___ Improve voucher management: (SEMAP score)
- ___ Increase customer satisfaction:
- ___ Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- X** Renovate or modernize public housing units:
- ___ Demolish or dispose of obsolete public housing:
- ___ Provide replacement public housing:
- ___ Provide replacement vouchers:
- X** Other: (list below)
Continue quarterly unit inspections.

_____ **PHA Goal: Increase assisted housing choices**

Objectives:

- _____ **Provide voucher mobility counseling:**
- _____ **Conduct outreach efforts to potential voucher landlords**
- _____ **Increase voucher payment standards**
- _____ **Implement voucher homeownership program:**
- _____ **Implement public housing or other homeownership programs:**
- _____ **Implement public housing site-based waiting lists:**
- _____ **Convert public housing to vouchers:**
- _____ **Other: (list below)**

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:**
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:**
- _____ **Implement public housing security improvements:**
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)**
- _____ **Other: (list below)**

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

PHA Goal: Promote self-sufficiency and asset development of assisted

ho

Objectives:

- _____ **Increase the number and percentage of employed persons in assisted families:**
- _____ **Provide or attract supportive services to improve assistance recipients' employability:**
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.**
- _____ **Other: (list below)**

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: (See ACOP)

Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: (See ACOP)

Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:(See ACOP)

Other: (list below)

Other PHA Goals and Objectives: (list below)

**Annual PHA Plan
PHA Fiscal Year 2000
[24 CFR Part 903.7]**

Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA
- Small Agency (<250 Public Housing Units)
- Administering Section 8 Only

Troubled Agency Plan

Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

This submission of the FY 2000 PHA Plans by the Housing Authority of Pineville reflects all the mandates of the new QHWRA of 1998 as we know and understand them. This plan, though as simple and straightforward as possible, nevertheless encompasses all the goals and objectives that HUD has suggested and that we feel represent the interests of the HA of Pineville and the residents.

A brief summary of our actions and initiatives are as follows:

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Attachments

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2000 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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.

| Applicable & On Display | Supporting Document | Applicable Plan Component |
|-------------------------|---|---------------------------|
| X | PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations | 5 Year and Annual Plans |
| X | State/Local Government Certification of Consistency with the Consolidated Plan | 5 Year and Annual Plans |
| X | Fair Housing Documentation: 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 | 5 Year and Annual Plans |

| Applicable & On Display | Supporting Document | Applicable Plan Component |
|-------------------------|--|--|
| | jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement. | |
| X | Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction | Annual Plan: Housing Needs |
| X | Most recent board-approved operating budget for the public housing program | Annual Plan: Financial Resources; |
| X | Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP] | Annual Plan: Eligibility, Selection, and Admissions Policies |
| | Section 8 Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Public Housing Deconcentration and Income Mixing Documentation: PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 18. Documentation of the required deconcentration and income mixing analysis | Annual Plan: Eligibility, Selection, and Admissions Policies |
| | Public housing rent determination policies, including the methodology for setting public housing flat rents check here if included in the public housing A & O Policy | Annual Plan: Rent Determination |
| X | Schedule of flat rents offered at each public housing development 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 |
| X | 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 | Annual Plan: Grievance |

| Applicable & On Display | Supporting Document | Applicable Plan Component |
|-------------------------|---|---|
| | check here if included in Section 8 Administrative Plan | Procedures |
| | The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year | Annual Plan: Capital Needs |
| X | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant | Annual Plan: Capital Needs |
| | Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option) | 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 |
| | 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 | Annual Plan: Conversion of Public Housing |
| | Approved or submitted public housing homeownership programs/plans | Annual Plan: Homeownership |
| | Policies governing any Section 8 Homeownership program check here if included in the Section 8 Administrative Plan | Annual Plan: Homeownership |
| | Any cooperative agreement between the PHA and the TANF agency | Annual Plan: Community Service & Self-Sufficiency |
| | FSS Action Plan/s for public housing and/or Section 8 | 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 for any open grant and most recently submitted PHDEP application (PHDEP Plan) | Annual Plan: Safety and Crime Prevention |
| X | 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) |
| | | |

1. Statement of Housing Needs

[24 CFR Part 903.79 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

| Housing Needs of Families in the Jurisdiction by Family Type | | | | | | | |
|---|---------------------|----------------------------|---------------|----------------|----------------------------|-------------|-----------------------|
| Family Type | Over all | Afford- ability | Supply | Quality | Access- ibility | Size | Loca- tion |
| Income <= 30% of AMI | 1,388 | 5 | 4 | 5 | 1 | N/A | N/A |
| Income >30% but <=50% of AMI | 734 | 4 | 3 | 4 | 1 | N/A | N/A |
| Income >50% but <80% of AMI | 758 | 3 | 3 | 3 | 1 | N/A | N/A |
| Elderly | 2,861 | 3 | 3 | 3 | 2 | 1 | 2 |
| Families with Disabilities | N/A | 4 | 4 | 3 | 3 | 2 | 3 |
| Caucasian | 11,202 | 2 | 3 | 2 | 1 | 2 | 1 |
| African- American | 244 | 4 | 3 | 4 | 1 | 2 | 1 |
| Hispanic | 18 | 5 | 3 | 5 | 1 | 2 | 1 |
| Native/Asian | 38 | 2 | 2 | 3 | 1 | 2 | 1 |

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

Consolidated Plan of the Jurisdiction/s

Indicate year: ____

U.S. Census data: the Comprehensive Housing Affordability Strategy dataset

____ **American Housing Survey data**

____ **Other housing market study**

Other sources: (list and indicate year of information)

Contacted local housing providers in Bell County. (November 1999)

**B. Housing Needs of Families on the Public Housing and Section 8
Tenant- Based Assistance Waiting Lists**

| |
|--|
| Housing Needs of Families on the Waiting List |
|--|

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

| | # of families | % of total families | Annual Turnover |
|---|---------------|---------------------|-----------------|
| Waiting list total | 17 | | 74 |
| Extremely low income <=30% AMI | 11 | 65% | |
| Very low income (>30% but <=50% AMI) | 6 | 35% | |
| Low income (>50% but <80% AMI) | 0.0000 | | |
| Families with children | 9 | 53% | |
| Elderly families | 1 | 6% | |
| Families with Disabilities | 6 | 35% | |
| Caucasian | 16 | 94% | |
| African-American | 1 | 6% | |
| Hispanic | 0.0000 | | |
| Race/ethnicity | 0.0000 | | |

| Characteristics by Bedroom Size (Public Housing Only) | | | |
|--|----------|------------|-----------|
| 1BR | 6 | 35% | 6 |
| 2 BR | 6 | 35% | 22 |
| 3 BR | 4 | 24% | 35 |
| 4 BR | 1 | 6% | 10 |

| | | | |
|--|--------|--|---|
| 5 BR | 0.0000 | | 1 |
| 5+ BR | 0.0000 | | |
| <p>Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)?</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes</p> | | | |

C. Strategy for Addressing Needs

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line**
- Reduce turnover time for vacated public housing units**
- Reduce time to renovate public housing units**
- Seek replacement of public housing units lost to the inventory through mixed finance development**
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources**
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction**
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required**
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration**
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program**
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies**
- Other (list below)**

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available**
- Leverage affordable housing resources in the community through the**

creation of mixed - finance housing

____ Pursue housing resources other than public housing or Section 8 tenant-based assistance.

____ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

____ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

____ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance

____ Employ admissions preferences aimed at families with economic hardships

Adopt rent policies to support and encourage work

____ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

Employ admissions preferences aimed at families who are working

Adopt rent policies to support and encourage work

____ Other: (list below)

B. Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

Seek designation of public housing for the elderly

____ Apply for special-purpose vouchers targeted to the elderly, should they become available

____ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

____ Seek designation of public housing for families with disabilities

Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing

____ Apply for special-purpose vouchers targeted to families with disabilities, should they become available

- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)
Advertise and promote our accessible units.

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations

Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy group

2. Statement of Financial Resources

**Financial Resources:
Planned Sources and Uses**

| Sources | Planned \$ | Planned Uses |
|--|---------------------|------------------------------------|
| 1. Federal Grants (FY 2000 grants) | | |
| a) Public Housing Operating Fund | \$ 262,453 | |
| b) Public Housing Capital Fund | 360,095 | |
| c) HOPE VI Revitalization | | |
| d) HOPE VI Demolition | | |
| e) Annual Contributions for Section 8 Tenant-Based Assistance | | |
| f) Public Housing Drug Elimination Program (including any Technical Assistance funds) | | |
| g) Resident Opportunity and Self-Sufficiency Grants | | |
| h) Community Development Block Grant | | |
| i) HOME | | |
| Other Federal Grants (list below) | | |
| | | |
| 2. Prior Year Federal Grants (unobligated funds only) (list below) | | |
| CIAP KY039-907 (99) | 333,959 | Modernization |
| | | |
| | | |
| 3. Public Housing Dwelling Rental Income | | |
| | 210,430 | PHA operations and reserves |
| | | |
| 4. Other income (list below) | | |
| Interest | 17,780 | PHA operations and reserves |
| Other | 9,600 | reserves |
| 4. Non-federal sources (list below) | | |
| | | |
| Total resources | \$ 1,194,317 | |
| | | |
| | | |

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.79 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

___ When families are within a certain number of being offered a unit: (state number)

___ When families are within a certain time of being offered a unit: (state time)

Other: At the time of application.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

Criminal or Drug-related activity

Rental history

Housekeeping

___ Other (describe)

c. Yes ___ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes ___ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ___ Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

Community-wide list

___ Sub-jurisdictional lists

___ Site-based waiting lists

___ Other (describe)

b. Where may interested persons apply for admission to public housing?

PHA main administrative office

___ PHA development site management office

Other: via mail

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) Assignment

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously- HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection (5) Occupancy)

1. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability

- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 2 Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- 1 Victims of reprisals or hate crimes

___ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

___ The PHA applies preferences within income tiers

Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

The PHA-resident lease

The PHA's Admissions and (Continued) Occupancy policy

PHA briefing seminars or written materials

___ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

___ At an annual reexamination and lease renewal

Any time family composition changes

___ At family request for revision

___ Other (list)

(6) Deconcentration and Income Mixing

a. Yes ___ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes ___ No: Did the PHA adopt any changes to its admissions policies based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

___ Adoption of site-based waiting lists

(If selected, list targeted developments below:)

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below: KY39-1,2,4,7

Employing new admission preferences at targeted developments
If selected, list targeted developments below: KY39-1,2,4,7

___ Other (list policies and developments targeted below)

d. ___ Yes No: Did the PHA adopt any changes to other policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

___ Additional affirmative marketing

___ Actions to improve the marketability of certain developments

___ Adoption or adjustment of ceiling rents for certain developments

___ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

___ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

___ Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below: KY39-4 & 7

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

___ List (any applicable) developments below:

B. Section 8

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

___ Criminal or drug-related activity only to the extent required by law or regulation

___ Criminal and drug-related activity, more extensively than required by law or regulation

___ More general screening than criminal and drug-related activity (list factors below)

___ Other (list below)

b. ___ Yes ___ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ___ Yes ___ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ___ Yes ___ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

___ Criminal or drug-related activity

___ Other (describe below)

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

___ None

___ Federal public housing

___ Federal moderate rehabilitation

___ Federal project-based certificate program

___ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

___ PHA main administrative office

___ Other (list below)

(3) Search Time

a. ___ Yes ___ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent (5) Special purpose section 8 assistance programs)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system),

place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

___ Date and Time

Former Federal preferences

___ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

___ Victims of domestic violence

___ Substandard housing

___ Homelessness

___ High rent burden

Other preferences (select all that apply)

___ Working families and those unable to work because of age or disability

___ Veterans and veterans’ families

___ Residents who live and/or work in your jurisdiction

___ Those enrolled currently in educational, training, or upward mobility programs

___ Households that contribute to meeting income goals (broad range of incomes)

___ Households that contribute to meeting income requirements (targeting)

___ Those previously enrolled in educational, training, or upward mobility programs

___ Victims of reprisals or hate crimes

___ Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

___ Date and time of application

___ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

___ This preference has previously been reviewed and approved by HUD

___ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

___ The PHA applies preferences within income tiers

___ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

a. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

(1) Income Based Rent Policies

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

The PHA employs discretionary policies for determining income based rent
(If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:
Flat rent amounts as determined by the PHA (Section 8 rent reasonableness).

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

 Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

 For household heads
 For other family members
 For transportation expenses
 For the non-reimbursed medical expenses of non-disabled or non-elderly families

___ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- ___ Yes for all developments
- ___ Yes but only for some developments
- X No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ___ For all developments
- ___ For all general occupancy developments (not elderly or disabled or elderly only)
- ___ For specified general occupancy developments
- ___ For certain parts of developments; e.g., the high-rise portion
- ___ For certain size units; e.g., larger bedroom sizes
- ___ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ___ Market comparability study
- ___ Fair market rents (FMR)
- ___ 95th percentile rents
- ___ 75 percent of operating costs
- ___ 100 percent of operating costs for general occupancy (family) developments
- ___ Operating costs plus debt service
- ___ The "rental value" of the unit

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ___ Never
- ___ At family option
- X Any time the family experiences an income increase
- ___ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- X Other (list below): Income decreases.

g. ___ Yes X No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- X The section 8 rent reasonableness study of comparable housing
- ___ Survey of rents listed in local newspaper
- ___ Survey of similar unassisted units in the neighborhood
- ___ Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Payment Standards
Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ___ At or above 90% but below 100% of FMR
- ___ 100% of FMR
- ___ Above 100% but at or below 110% of FMR
- ___ Above 110% of FMR (if HUD approved; describe circumstances below)

- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)
- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
 - The PHA has chosen to serve additional families by lowering the payment standard
 - Reflects market or submarket
 - Other (list below)

- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)
- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
 - Reflects market or submarket
 - To increase housing options for families
 - Other (list below)

- d. How often are payment standards reevaluated for adequacy? (select one)
- Annually
 - Other (list below)

- e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
- Success rates of assisted families
 - Rent burdens of assisted families

(2) Minimum Rent

- a. What amount best reflects the PHA's minimum rent? (select one)
- \$0
 - \$1-\$25
 - \$26-\$50

- b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

The Housing Authority of Pineville is exempt from this component.

A. PHA Management Structure

~~(select one)~~ PHA's management structure and organization.

B. HUD Programs Under PHA Management

_. List Federal programs administered by the PHA, number of families served at the beginning

| Program Name | Units or Families Served at Year Beginning | Expected Turnover |
|---|--|-------------------|
| Public Housing | | |
| Section 8 Vouchers | | |
| Section 8 Certificates | | |
| Section 8 Mod Rehab | | |
| Special Purpose Section 8 Certificates/Vouchers (list individually) | | |
| Public Housing Drug Elimination Program (PHDEP) | | |
| Other Federal Programs(list individually) | | |
| | | |
| | | |

C. Management and Maintenance Policies

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

The Housing Authority of Pineville is exempt from this component.

A. Public Housing

1. ___ Yes ___ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966,

Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.79 (g)]

A. Capital Fund Activities

(1) Capital Fund Program Annual Statement

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment

-or-

X The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

**Annual Statement
Capital Fund Program (CFP) Part I: Summary**

| Line No. | Summary by Development Account | Total Estimated |
|-----------------|--|------------------------|
| 1 | Total Non-CGP Funds | 0 |
| 2 | 1406 Operations | 0 |
| 3 | 1408 Management Improvements | 0 |
| 4 | 1410 Administration | 0 |
| 5 | 1411 Audit | 0 |
| 6 | 1415 Liquidated Damages | 0 |
| 7 | 1430 Fees and Costs | 32,750 |
| 8 | 1440 Site Acquisition | 0 |
| 9 | 1450 Site Improvement | 141,000 |
| 10 | 1460 Dwelling Structures | 159,500 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 0 |
| 12 | 1470 Nondwelling Structures | 26,845 |
| 13 | 1475 Nondwelling Equipment | 0 |
| 14 | 1485 Demolition | 0 |
| 15 | 1490 Replacement Reserve | 0 |
| 16 | 1492 Moving to Work Demonstration | 0 |
| 17 | 1495.1 Relocation Costs | 0 |
| 18 | 1498 Mod Used for Development | 0 |
| 19 | 1502 Contingency | 0 |
| 20 | Amount of Annual Grant (Sum of lines 2-19) | 0 |
| 21 | Amount of line 20 Related to LBP Activities | 0 |
| 22 | Amount of line 20 Related to Section 504 Compliance | 0 |
| 23 | Amount of line 20 Related to Security | 0 |
| 24 | Amount of line 20 Related to Energy Conservation | 0 |

**Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table**

| Development Number/Name | General Description of Major Work Categories | Development Account Number | Total Estimated Cost | |
|--------------------------------|---|---------------------------------------|-----------------------------|-----------------|
| HA-Wide Activities | KY30-1 | Sidewalk Replacement | 1450 | \$ 8,000 |
| | | Ingrade Playground Equipment | 1450 | 20,000 |
| | | Termite treatment (all Bldg's) | 1460 | 13,000 |
| | | Extra Phone Jacks/TV Cable | 1460 | 10,000 |
| KY39-2 | Replace sewer laterals | 1450 | 55,000 | |
| | Upgrade Playground Equipment | 1450 | 20,000 | |

| | | | |
|-----------------|---|-------------|---------------|
| | Construct 20 additional parking spaces | 1450 | 20,000 |
| | Termite treatment | 1460 | 5,500 |
| | Install exterior electrical outlets | 1460 | 2,000 |
| | Roof Replacement | 1460 | 27,000 |
| KY39-4 | Upgrade Playground Equipment | 1450 | 20,000 |
| | Install Central Heat & Air | 1460 | 90,000 |
| KY39-7 | Hard-Wired Smoke Detectors | 1460 | 12,000 |
| PHA-WIDE | Remodel Admin. Building | 1470 | 26,845 |
| | A/E Fees | 1430 | 16,375 |
| | MC Fees | 1430 | 16,375 |

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

| Development Number/Name HA-Wide Activities | All Funds Obligated (Quarter Ending Date) | All Funds Expended (Quarter Ending Date) |
|---|--|---|
| KY39-1 | September 30, 2001 | March 31, 2002 |

| | | |
|---------------|---------------------------|-----------------------|
| KY39-2 | September 30, 2001 | March 31, 2002 |
| KY39-4 | September 30, 2001 | March 31, 2002 |
| KY39-7 | September 30, 2001 | March 31, 2001 |

(2) Optional 5-Year Action Plan

a. ___ Yes X No: **Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)**

b. **If yes to question a, select one:**

___ **The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name**

-or-

___ **The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library**

and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

Revitalization Plan under development

Revitalization Plan submitted, pending approval

Revitalization Plan approved

Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8. Demolition and Disposition

Applicability of component 8: 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 component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

___ Yes ___ No: Has the PHA provided the activities description information in the optional Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

| Demolition/Disposition Activity Description |
|---|
| 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: <u>(DD/MM/YY)</u> |
| 5. Number of units affected: Coverage of action (select one) ___ Part of the development ___ Total development |
| 7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity: |

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

1. Yes ___ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families

with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

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 10. If “No”, complete the Activity Description table below.

| Designation of Public Housing Activity Description | |
|---|---|
| 1a. Development name: | Wallsend (Elderly) |
| 1b. Development (project) number: | KY39-1 |
| 2. Designation type: | <input checked="" type="checkbox"/> Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities |
| 3. Application status (select one) | <input type="checkbox"/> Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application |
| 4. Date this designation approved, submitted, or planned for submission: | (Unknown) |
| 5. If approved, will this designation constitute a (select one) | <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan? |
| 6 | 1. Number of units affected: <u>6</u> (out of 50 in the development) |
| 7. Coverage of action (select one) | <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development |

| |
|---|
| Designation of Public Housing Activity Description |
|---|

| | |
|--|---|
| 1a. Development name: | Wallsend (Elderly) |
| 1b. Development (project) number: | KY39-2 |
| 2. Designation type: | <input checked="" type="checkbox"/> _____ Occupancy by only the elderly <input type="checkbox"/> _____ Occupancy by families with disabilities <input type="checkbox"/> _____ Occupancy by only elderly families and families with disabilities |
| 3. Application status (select one) | <input type="checkbox"/> _____ Approved; included in the PHA's Designation Plan <input type="checkbox"/> _____ Submitted, pending approval <input checked="" type="checkbox"/> _____ Planned application |
| 4. Date this designation approved, submitted, or planned for submission: (Unknown) | |
| 5. If approved, will this designation constitute a (select one) | <input checked="" type="checkbox"/> _____ New Designation Plan <input type="checkbox"/> _____ Revision of a previously-approved Designation Plan? |
| 6 | 1. Number of units affected: <u>40</u> (out of 80 in the development) |
| 7. Coverage of action (select one) | <input checked="" type="checkbox"/> _____ Part of the development <input type="checkbox"/> _____ Total development |

10. 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. 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? | |
| <input type="checkbox"/> Assessment underway | |
| <input type="checkbox"/> Assessment results submitted to HUD | |
| <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) | |
| <input type="checkbox"/> Other (explain below) | |
| 3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.) | |
| 4. Status of Conversion Plan (select the statement that best describes the current status) | |
| <input type="checkbox"/> Conversion Plan in development | |
| <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) | |
| <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) | |
| <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway | |
| 5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) | |
| <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) | |
| <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) | |
| <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) | |
| <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent | |
| <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units | |
| <input type="checkbox"/> Other: (describe below) | |

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

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937 Homeownership Programs Administered by the PHA
 [24 CFR Part 903.79 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs

administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to small PHA or high performing PHA status. PHAs completing streamlined submissions may skip to component 11B.)

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 12. If “No”, complete the Activity Description table below.)

| Public Housing Homeownership Activity Description (Complete one for each development affected) |
|---|
| 1a. Development name: 1b. Development (project) number: |
| 2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99) |
| 3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application |
| 4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY) |
| 5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development |

B. Section 8 Tenant Based Assistance

1. 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 component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. High performing PHAs may skip to component 12.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.79 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

The Housing Authority of Pineville is exempt from this component.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed?
DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option

| | | |
|-----------|--|--|
| Section 8 | | |
|-----------|--|--|

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
 If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937
13. PHA Safety and Crime Prevention Measures
 [24 CFR Part 903.79 (m)]

The Housing Authority of Pineville is exempt from this component.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
 - High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
 - Residents fearful for their safety and/or the safety of their children

- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan**
- Police provide crime data to housing authority staff for analysis and action**
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)**
- Police regularly testify in and otherwise support eviction cases**
- Police regularly meet with the PHA management and residents**
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services**
- Other activities (list below)**

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

- Yes** **No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?**
- Yes** **No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?**
- Yes** **No: This PHDEP Plan is an Attachment. (Attachment Filename:)**

14. RESERVED FOR PET POLICY

15. Civil Rights Certifications
 [24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit
 [24 CFR Part 903.7 9 (p)]

1. **Yes** **No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?**
 (If no, skip to component 17.)
2. **Yes** **No: Was the most recent fiscal audit submitted to HUD?**
3. **Yes** **No: Were there any findings as the result of that audit?**
4. **Yes** **No: If there were any findings, do any remain unresolved?**
 If yes, how many unresolved findings remain?
5. **Yes** **No: Have responses to any unresolved findings been submitted to**

HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.79 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

Housing Authority of Pineville is exempt from this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating capital investment, rehabilitation, modernization, disposition, and other needs that have not been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the optional Public Housing Asset Management Table?

18. Other Information

A. Resident Advisory Board Recommendations

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: (if comments were received, the PHA MUST select one)

- Attached at Attachment (File name)
- Provided below:

The Housing Authority of Pineville has met twice with the Resident Advisory Board to review and discuss the PHA Agency Plan as well as the PHA operations in general.

The first meeting was held on Oct. 15, 1999:

The first item discussed was development of the PHA's Mission Statement. All agreed that that the purposes of the PHA are as follows:

- 1. Provide affordable housing**
- 2. Provide a drug-free complex**
- 3. Provide housing free from pests(bugs)**
- 4. Provide safe and crime-free housing**
- 5. Help residents become self-sufficient in partnerships with other community agencies**

The advisory board also discussed who uses our services:

- 1. Low income families and families in need**
- 2. Disabled people**
- 3. Homeless people**
- 4. Working poor**
- 5. Elderly**

What does the PHA do well ? :

- 1. Maintain apartments well**
- 2. Help each other**
- 3. Provide for our children and the children in the community**
- 4. Good work by maintenance on work orders**
- 5. Timely response for work orders**

What don't we do well ? :

- 1. Not maintaining grounds as well as we should**
- 2. Take too long to turn empty apartments around**
- 3. Fill vacancies**

The next meeting with the Resident Advisory Board was held on October 20, 1999:

After reviewing the items discussed at the previous meeting, we went on to discuss the "goals" of the Housing Authority of Pineville.

GOALS

- 1. Insure equal opportunity in housing for all persons in Pineville and Bell County.**
- 2. Promote self-sufficiency in partnership with other community agencies.**

Management Issues:

- 1. Manage the housing authority in an efficient and effective manner.**
- 2. Do so in a manner to comply with all rules and regulations.**

Objectives:

- 1. We would like to be a high-performer.**
- 2. We want to decrease vacancies.**

Expansion of the Housing Stock:

- 1. With the high vacancies we are experiencing now, we do not feel that additional housing units are needed at this time.**

Marketability Issues:

- 1. Air Conditioning**
- 2. Landscaping**
- 3. Litter Control**

to The advisory board agreed that the apartments are very nice at present due
in past modernization efforts. We feel we need to make the different projects
more attractive to look at and try to change peoples ideas about what living
the “projects” is really like.

Security:

- 1. Provide safe environment for our families.**
- 2. Improve community’s perception of the safety and security of the housing authority.**
- 3. Attract police officers to live in the authority.**

was The advisory board members present felt the Pineville Police department
was doing a good job patrolling the housing authority communities and that this
very helpful in deterring crime. The board members felt more police

patrolling would be helpful in the George Martin site.

Maintenance Issues:

1. Continue to maintain the apartments and property.
2. Continue to deliver high quality maintenance work and responses.
3. Continue to provide training for our maintenance staff.

Objectives:

1. Maintain emergency response time to 24 hours.
2. Maintain average time for routine work orders at 7 days.

Equal Opportunity Issues:

1. Provide housing for all persons who are eligible no matter the race, color, religion.
2. Make an effort to make sure all persons in Pineville and Bell County are welcome in the housing authority that need and want affordable housing.

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

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments

List changes below:

Other: (list below)

The Agency Plan was developed with the resident comments in mind. Residents have reviewed the agency plan components, including the capital fund items, and have not suggested any changes. Items included that reflect resident concerns are air conditioning, outside electrical outlets, and playground improvements.

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: Appointed by Mayor.

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. 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: Commonwealth of Kentucky

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 the initiatives contained in the Consolidated Plan. (list below)

_____ **Other: (list below)**

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

***By addressing factors such as affordable housing needs & fair housing,**

***In the plans similar goal of increasing the availability safe and decent low-income housing,**

***By modifying the PHA's admissions procedures to address those of low and very low-income applicants.**

***In the plans overall goals of assisting the low and very low-income families in the Commonwealth of Kentucky.**

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

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Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

| Optional 5-Year Action Plan Tables | | | | |
|--|--|---------------------|----------------------------|--|
| Development Number | Development Name (or indicate PHA wide) | Number Vacant Units | % Vacancies in Development | |
| | | | | |
| Description of Needed Physical Improvements or Management Improvements | | | Estimated Cost | Planned Start Date (HA Fiscal Year) |
| | | | | |
| Total estimated cost over next 5 years | | | | |

