

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 2001

**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: Housing Authority of Maysville

PHA Number: KY017

PHA Fiscal Year Beginning: 01/2001

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
- 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)

Mason County Public Library

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

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

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)
The mission of the Housing Authority of Maysville is to provide quality housing to eligible people in a professional, fiscally prudent manner and be a positive force in our community by working with others to assist these families with appropriate supportive services.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

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)

PHA Goal: Improve the quality of assisted housing
Objectives:
 Improve public housing management
 Improve voucher management:
 Increase customer satisfaction:
 Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 Renovate or modernize public housing units:

- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- 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 households

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:
 - 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:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

See Executive Summary

Annual PHA Plan

PHA Fiscal Year 2001

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

X Standard Plan

(Successful Appeal November 2000) We have two (2) emails from Donald J. LaVoy indicating the appeal of our score has been successful for fiscal year end date of December 31, 1999 and was approved on November 17, 2000. The PHAS score for 1999 was 88.2 and the Designation Status is listed in the NASS reporting page as Advisory which can be found in the NASS module under Overall Score Report for Fiscal Year 1999.

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Housing Authority of Maysville has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

We have adopted the following mission statement to guide the activities of the Housing Authority of Maysville.

The mission of the Housing Authority of Maysville is to provide quality housing to eligible people in a professional, fiscally prudent manner and be a positive force in our community by working with others to assist these families with appropriate supportive services.

The Housing Authority of Maysville:

- has continued to practice an aggressive management style by enforcing the lease and the addenda suggested by the Resident Advisory Council and the Board of Commissioners.
- has continued to screen residents with police records and do our best to insure that applicants who owe money to other housing authorities will be required to pay their debts before they are admitted to our programs.

- has continued to offer NAHRO Award winning programs such as the ones listed in other sections of this plan to uplift and support residents in their
- has continued NAHRO Award winning youth programs to motivate youth to stay off drugs, out of gangs, and continue their education.
- has continued to market our units through the NAHRO Award winning program of television advertising, newspaper articles about programs, outreach to churches, advertisements in the social services offices, and other outreach to the community.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

| | <u>Page #</u> |
|---|---------------|
| Annual Plan | |
| i. Executive Summary | 3 |
| ii. Executive Summary of One Year Plan | 4 |
| iii. Table of Contents | 5 |
| 1. Housing Needs | 8 |
| 2. Financial Resources | 17 |
| 3. Policies on Eligibility, Selection and Admissions | 18 |
| 4. Rent Determination Policies | 27 |
| 5. Operations and Management Policies | 31 |
| 6. Grievance Procedures | 32 |
| 7. Capital Improvement Needs | 33 |
| 8. Demolition and Disposition | 46 |
| 9. Designation of Housing | 47 |
| 10. Conversions of Public Housing | 48 |
| 11. Homeownership | 49 |
| 12. Community Service Programs | 51 |
| 13. Crime and Safety | 54 |
| 14. Pets (Inactive for January 1 PHAs) | 61 |
| 15. Civil Rights Certifications (included with PHA Plan Certifications) | 62 |
| 16. Audit | 62 |
| 17. Asset Management | 62 |
| 18. Other Information | 64 |
| 19. Attachments not included within this template | 66 |
| 20. Admissions and Continued Occupancy Policy | KY001a01 |

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. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- A Admissions Policy for Deconcentration (ky017a01)
- B FY 2001Capital Fund Program Annual Statement (included per instructions)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
 - A. List of Resident Advisory Board Members as required PIH 2000-43
 - B. Name of Resident Commissioner
 - C. Family Pet Policy
 - D. Senior Pet Policy
 - E. Description of Implementation of Community Service Requirements

Optional Attachments:

- A. PHA Management Organizational Chart (included as attachment at end)
- B. FY 2001Capital Fund Program 5 Year Action Plan (included per instructions)
- C. Public Housing Drug Elimination Program (PHDEP) Plan (included per instructions)
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- D Other Screen Print of PHAS Score Reporting Page:

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.

| List of Supporting Documents Available for Review | | |
|--|---|----------------------------------|
| 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 jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement. | 5 Year and Annual Plans |
| X | Consolidated Plan for the jurisdiction/s in which the PHA is | Annual Plan: |

List of Supporting Documents Available for Review

| Applicable & On Display | Supporting Document | Applicable Plan Component |
|------------------------------------|---|--|
| | 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 | 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 |
| X | Section 8 Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Public Housing Deconcentration and Income Mixing Documentation: 1. 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 2. 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 <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 checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Rent Determination |
| X | 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 <input type="checkbox"/> check here if included in the public housing A & O Policy | Annual Plan: Grievance Procedures |
| | Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Grievance Procedures |
| X | The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year | Annual Plan: Capital Needs |
| NA | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant | Annual Plan: Capital Needs |

| List of Supporting Documents Available for Review | | |
|--|---|---|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| X | 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 |
| NA | 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 |
| X | Approved or submitted applications for demolition and/or disposition of public housing | Annual Plan: Demolition and Disposition |
| X | Approved or submitted applications for designation of public housing (Designated Housing Plans) | Annual Plan: Designation of Public Housing |
| NA | 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 |
| NA | Approved or submitted public housing homeownership programs/plans | Annual Plan: Homeownership |
| NA | Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan | Annual Plan: Homeownership |
| NA | Any cooperative agreement between the PHA and the TANF agency | Annual Plan: Community Service & Self-Sufficiency |
| NA | FSS Action Plan/s for public housing and/or Section 8 | Annual Plan: Community Service & Self-Sufficiency |
| NA | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports | Annual Plan: Community Service & Self-Sufficiency |
| X | 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 |
| NA | Troubled PHAs: MOA/Recovery Plan | Troubled PHAs |
| NA | Other supporting documents (optional) (list individually; use as many lines as necessary) | (specify as needed) |

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

| Housing Needs of Families in the Jurisdiction by Family Type | | | | | | | |
|---|---------|----------------|--------|---------|----------------|------|-----------|
| Family Type | Overall | Afford-ability | Supply | Quality | Access-ibility | Size | Loca-tion |
| Income <= 30% of AMI | 352 | 5 | 3 | 3 | 2 | 2 | 1 |
| Income >30% but <=50% of AMI | 257 | 5 | 3 | 3 | 2 | 2 | 1 |
| Income >50% but <80% of AMI | 128 | 4 | 3 | 3 | 2 | 2 | 2 |
| Elderly | 193 | 5 | 3 | 3 | 4 | 3 | 4 |
| Families with Disabilities | 343 | 5 | 5 | 4 | 5 | 4 | 3 |
| Black | 48 | 4 | 4 | 3 | 3 | 3 | 4 |

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:
- X U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- X Other sources: (list and indicate year of information)

Buffalo Trace Area Development District Information provided by Bobby Money

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

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

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 | 73 | | 101 |
| Extremely low income <=30% AMI | 73 | 100 | |
| Very low income (>30% but <=50% AMI) | | | |
| Low income (>50% but <80% AMI) | | | |
| Families with children | 25 | 34 | |
| Elderly families | 15 | 20 | |
| Families with Disabilities | | | |
| White | 60 | 82 | |
| Black | 9 | 12 | |
| Indian | 2 | 2.7 | |
| Hispanic | 1 | 1.3 | |
| Other | 1 | 1.3 | |
| | | | |
| Waiting list Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1BR | 48 | 65.7 | 20 |
| 2 BR | 19 | 26 | 65 |
| 3 BR | 6 | 8.2 | 16 |
| 4 BR | 0 | 0 | 0 |
| 5 BR | 0 | 0 | 0 |
| 5+ BR | 0 | 0 | 0 |

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? X No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? X No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

X 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 | 5 | | 32 |
| Extremely low income <=30% AMI | 5 | 100 | |
| Very low income (>30% but <=50% AMI) | | | |
| Low income (>50% but <80% AMI) | | | |
| Families with children | 3 | 60 | |
| Elderly families | 1 | 20 | |
| Families with Disabilities | | | |
| White | 2 | 40 | |
| Black | 3 | 60 | |
| Race/ethnicity | | | |
| Race/ethnicity | | | |
| Characteristics by Bedroom Size (Public Housing Only) | | | |

Housing Needs of Families on the Waiting List

| | | | |
|--|--|--|--|
| 1BR | | | |
| 2 BR | | | |
| 3 BR | | | |
| 4 BR | | | |
| 5 BR | | | |
| 5+ BR | | | |
| Is the waiting list closed (select one)? X No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? X No <input type="checkbox"/> Yes | | | |

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

The Quality Housing and Work Responsibility Act of 1998 requires that housing authorities set forth in our Annual Plan a Needs Assessment of the housing needs of our jurisdiction and our waiting list. Also, we are required to state how we intend to address these needs.

Attached is the information contained in the Housing Needs Section of our Consolidated Plan. It shows there is not a significant need for additional affordable housing resources in our community. Also, per the requirements, we have attached data and tables that provide an analysis of our waiting list.

The information was analyzed in the following manner. Buffalo Trace Area Development District reported jurisdictional needs in terms of Mason County, Kentucky (location of Maysville). The needs of Maysville are not mirrored by the needs of Mason County. Therefore, many of the conclusions drawn do not reflect conditions demonstrated in Maysville. The county may have needs not reflected by conditions in Maysville. The jurisdiction of the Housing Authority of Maysville is confined to the City of Maysville and therefore the needs assessment on a countywide basis does not reflect actual needs within the jurisdiction of the housing authority. Since Buffalo Trace only provided "county wide" information in the preparation of this report, the following factors were used to make our determination for Maysville:

1. The Housing Authority of Maysville currently has a 16-unit vacancy rate. A total of 38% of the units were turned in 1999.
2. The Housing Authority of Maysville unit surrender rate for the Section 8 program in 1999 was 32 units. This amounts to a 29.6% unit surrender rate.
3. The Vacancy rate in Public Housing and the unit surrender rate in Section 8 as well as the decline of the waiting list can be traced to the implementation of the "One Strike and You're Out" policy. It can also be traced to a temporary boom in the local economy due to the construction of the William H. Harsha bridge across the Ohio river at Maysville which employed a great number of local persons as labor at the highly inflated government wage rates. We expect that as the bridge, which is not yet open, is completed and the tobacco quotas are lowered, that this temporary anomaly will abate.

4. The Maysville High School project, which was built as low-income housing, has never been fully occupied.
5. A Low-Income Public Housing Waiting list of 73.
6. A Section 8 Waiting list that assigns persons to Vouchers as they apply. For practical purposes there is no waiting list with more than 20 Vouchers waiting for applicants. We have recently sent a letter to HUD, Louisville that our total Section 8 assistance be lowered to 108 units. This would be a combination of Vouchers and Certificates that would be adjusted to just Vouchers as the Certificates expire.
7. The Housing Authority of Maysville currently has several handicapped assessable unit with many additional accouterments including lowered counters, both flashing and sound emitting smoke detectors, call system, handicapped bathrooms and ground floor access apartments. **These units are NOT being used by handicapped residents.** There are few handicapped applicants.

The Housing Authority of Maysville used this analysis to prepare our five-year goals and objectives. It reflects priorities as set forth in our Mission Statement.

Finally, we are required to state how we intend to address our community's housing needs to the maximum extent practical. While we wish we could meet the needs that exist in our jurisdiction, we are not optimistic about achieving this objective. It is not that the Housing Authority of Maysville is not capable of meeting the needs of our residents. We have residents who have been very satisfied living in public housing for many years. The Housing Authority was rated a High Performer for all years between 1994 and 1999. In 1995 the Housing Authority achieved a PHMAP score of 100%. In 1998 the Housing Authority received a HIGH Performer rating in PHMAP with a score of 99.25% and in 1999 an 88.2 rank in PHAS (Just 1.8% away from a high performer). Our RAS score for 1999 was 8.7 (higher than McDonalds). Our resident survey administered by a member of the Maysville Community College faculty to residents as they paid their rent shows that residents are very satisfied with the work of the Housing Authority of Maysville.

A major impediment to placing persons and families in Public Housing has been the lack of a report from the Commonwealth Administrative Office of the Courts. We do not house individuals or families without a local, Commonwealth, and NCIC police check. This impediment has caused two (2) emails from the Director of Public Housing in the Louisville HUD Office asking housing authorities to be patient. Being patient is one thing, turn around time for units is quite another. We expect this to be a major (negative) contributor to our MASS indicator in the next PHAS submission.

Therefore, the conclusion that we draw is that families want to have low income housing that does not include a landlord where they can take their drugs, get drunk, practice spousal and child abuse, and not be bothered with the rules of society, much less those imposed by a Federally sanctioned lease.

The Housing Authority of Maysville:

- will continue to practice an aggressive management style by enforcing the lease and the addenda suggested by the Resident Advisory Council and the Board of Commissioners.
- will continue to screen residents with police records and do our best to insure that applicants who owe money to other housing authorities will be required to pay their debts before they are admitted to our programs.
- will continue to offer NAHRO Award winning programs such as the ones listed in other sections of this plan to uplift and support residents in their

- will continue NAHRO Award winning youth programs to motivate youth to stay off drugs, out of gangs, and continue their education.
- will continue to market our units through the NAHRO Award winning program of television advertising, newspaper articles about programs, outreach to churches, advertisements in the social services offices, and other outreach to the community.

Critical to this, or any approach to low income public housing, is the continuance of a timely, appropriate, and fully funded subsidy and modernization subsidy from the Federal Government. It is ludicrous to expect any program to survive if it is mandated to accept the very poorest of the poor on one side and have a 20% cut of funding on the other. At some point the ship will hit the iceberg and the result will be accelerated deterioration of units and possible sabotage of the program. The Housing Authority of Maysville will continue to adapt and evolve its programs as long as possible to be able to provide service to those in need. Although contracts for current grant monies were signed and returned by this Housing Authority in May, HUD did not process, return the contracts, or make money available until 9/6/2000, the same quarter as the scheduled PHAS inspections. This made applications of these funds to plan items extremely difficult. It is for this reason that the Housing Authority will not submit to quantifiable goals.

Priorities and guidelines for programs often change from year to year and our decisions to pursue certain opportunities and resources may also change over the coming year if there are program changes or lack of funding beyond our control.

(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

- X Employ effective maintenance and management policies to minimize the number of public housing units off-line
- X 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
- X Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- X Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- X 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)

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
- X Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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
- X Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other 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:

- X Funding constraints
- X Staffing constraints
- X Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- X 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
- X Results of consultation with residents and the Resident Advisory Board
- X Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

| Financial Resources: Planned Sources and Uses | | |
|---|-------------------|----------------------|
| Sources | Planned \$ | Planned Uses |
| 1. Federal Grants (FY 2000 grants) | | |
| a) Public Housing Operating Fund | 298,007 | |
| b) Public Housing Capital Fund | 534,823 | |
| c) HOPE VI Revitalization | | |
| d) HOPE VI Demolition | | |
| e) Annual Contributions for Section 8 Tenant-Based Assistance | 492,441 | |
| f) Public Housing Drug Elimination Program (including any Technical Assistance funds) | 63,036 | |
| 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) | | |
| Comprehensive Grant Program 1999 | 12,438.32 | Capital Improvements |
| Capital Fund Program 2000 | 298,785.57 | Capital Improvements |
| | | |

| Financial Resources: Planned Sources and Uses | | |
|--|-------------------|--|
| Sources | Planned \$ | Planned Uses |
| 3. Public Housing Dwelling Rental Income | 461,964 | Operation of LIPH in a manner that constitutes good stewardship of public money. |
| 4. Other income (list below) | 30,000 | Operation of LIPH in a manner that constitutes good stewardship of public money. |
| 4. Non-federal sources (list below) | | |
| Total resources | 2,191,494.89 | Operation of LIPH in a manner that constitutes good stewardship of public money. |

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(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: (90 days)
 Other: (describe)

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. X 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)

- X Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

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

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

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)

- X One

- Two
- Three or More

b. X 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: The answer to b is yes.

(4) Admissions Preferences

a. Income targeting:

X 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
- X Overhoused
- X Underhoused
- X 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. X 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**)

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)
- X Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- X Working families and those unable to work because of age or disability
- X Veterans and veterans’ families
- X 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
- X Other preference(s) (list below)
Over 18 years of age

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)
- 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
- 2 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
- Victims of reprisals or hate crimes
- 3 Other preference(s) (list below)
- 3 Over 18 years of age
- 3 Victims of Domestic Violence

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- X 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)

- X The PHA-resident lease
- X The PHA’s Admissions and (Continued) Occupancy policy

- X PHA briefing seminars or written materials
- X Other source (list)
Power Point Presentation in Meda Room at 600 Clark Street, Maysville, KY

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

- At an annual reexamination and lease renewal
- X Any time family composition changes
- X At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes X 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 X 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:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- 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)

- X Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

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)

- X Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

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) Eligibility

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

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

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

d. X 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)

- X Criminal or drug-related activity if requested
- 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)

- X 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)

- X PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

During each Housing Choice Voucher briefing each applicant is informed that his or her voucher will expire 60 days from the date it was issued. Each applicant is also advised that if they are unable to secure a unit within the 60 day timeframe that extensions may be granted. To obtain an extension the client must provide a written request prior to the expiration date and a statement of the efforts the family has made to find a unit. However, the extension, if granted will not exceed 120 calendar days from the initial date of issuance without an extraordinary reason.

For the last 7 years we have not had a client to request an extension of their Certificate or Housing Choice Voucher. We still have the option of extending the date available. May clients have either secured a home within the designated 60 days or have chosen not to pursue Section 8 rental assistance due to HQS regulations and program rules.

(4) Admissions Preferences

a. Income targeting

X 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 X 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)

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

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

- X Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.79 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA’s income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

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:

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
- Other (list below)

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)_____
- Other (list below)

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.)

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

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
- X 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)

- X 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
- X Other (list below)
Federal Notice

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.79 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- X An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

| Program Name | Units or Families Served at Year Beginning | Expected Turnover |
|---|---|--------------------------|
| Public Housing | 264 | 158 |
| Section 8 Vouchers | 108 *(see below) | 40 |
| Section 8 Certificates | 22 | 10 |
| Section 8 Mod Rehab | NA | |
| Special Purpose Section 8 Certificates/Vouchers (list individually) | NA | |
| Public Housing Drug Elimination Program (PHDEP) | 264 | 158 |
| | | |
| | | |
| Other Federal Programs(list individually) | | |
| | | |
| | | |

*** We have petitioned for 108 total units of assistance on the Section 8 program. We expect that as the Certificates expire that they will be replaced with Vouchers and that the assistance will remain at 108 total.**

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

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

Organizational Chart

Maintenance Policy

Pest Control Policy

Blood-Bourne Diseases Policy

Hazardous Materials Policy

Lease

Application and Continued Occupancy Policy

(2) Section 8 Management: (list below)

Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

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 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table

library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

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

-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)

**Component 7
Capital Fund Program Annual Statement
Parts I, II, and II**

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number KY36P01750201 FFY of Grant Approval: (01/2001)

X Original Annual Statement

| Line No. | Summary by Development Account | Total Estimated Cost |
|----------|---|----------------------|
| 1 | Total Non-CGP Funds | |
| 2 | 1406 Operations | 32,500 |
| 3 | 1408 Management Improvements | 60,810 |
| 4 | 1410 Administration | 62,869 |
| 5 | 1411 Audit | |
| 6 | 1415 Liquidated Damages | |
| 7 | 1430 Fees and Costs | 16,000 |
| 8 | 1440 Site Acquisition | |
| 9 | 1450 Site Improvement | 64,800 |
| 10 | 1460 Dwelling Structures | 207,844 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 20,000 |
| 12 | 1470 Nondwelling Structures | 20,000 |
| 13 | 1475 Nondwelling Equipment | 50,000 |
| 14 | 1485 Demolition | |
| 15 | 1490 Replacement Reserve | |
| 16 | 1492 Moving to Work Demonstration | |
| 17 | 1495.1 Relocation Costs | |
| 18 | 1498 Mod Used for Development | |
| 19 | 1502 Contingency | |

| | | |
|----|---|---------|
| 20 | Amount of Annual Grant (Sum of lines 2-19) | 534,823 |
| 21 | Amount of line 20 Related to LBP Activities | |
| 22 | Amount of line 20 Related to Section 504 Compliance | 37,444 |
| 23 | Amount of line 20 Related to Security | 12,000 |
| 24 | Amount of line 20 Related to Energy Conservation Measures | 90,000 |

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

| Development Number/Name HA-Wide Activities | General Description of Major Work Categories | Development Account Number | Total Estimated Cost |
|---|--|----------------------------|----------------------|
| PHA - WIDE | Resident Initiative Coordinator | 1408 | 20,837 |
| | Modernization Director | 1410 | 44,669 |
| | Executive Director | 1410 | 2,100 |
| | Finance Officer | 1410 | 2,100 |
| | Professional Development * | 1408 | 19,500 |
| | MOD Staff | 1408 | 3,473 |
| | Computer Software | 1410 | 8,000 |
| | Computer Hardware | 1410 | 6,000 |
| | Maintenance Truck | 1475 | 25,000 |
| | Resident Activities | 1408 | 5,000 |
| | Security | 1408 | 12,000 |
| | Beechwood Community Center | 1470 | 10,000 |
| | Amo Peters Community Center | 1470 | 10,000 |
| | A/E Services | 1430 | 16,000 |
| | Operations | 1406 | 32,500 |

These funds will be used, as in the past, for attending seminars and trainings both inside and outside of the state for the educational development and competency of the staff. They will include but are not limited to trainings offered by NAHRO, SERC, PHADA, NCHM, KHA and others. The trainings will be chosen as need for these trainings develop or the law changes.

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

| Development Number/Name HA-Wide Activities | General Description of Major Work Categories | Development Account Number | Total Estimated Cost |
|---|--|----------------------------|----------------------|
| KY017-001 Great Meadow Homes | Replace Windows | 1460 | 90,000 |
| | Replace Sidewalks & Drain | 1450 | 30,000 |
| | Replace Rear Patios | 1450 | 12,000 |
| | Replace Stoves | 1465 | 8,000 |
| | Replace Entrance Doors | 1460 | 30,000 |
| | Interior Improvements | 1460 | 32,644 |

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

| Development Number/Name HA-Wide Activities | General Description of Major Work Categories | Development Account Number | Total Estimated Cost |
|---|--|----------------------------|----------------------|
| KY017-002 Harriet Beecher Stowe | Tub Surrounds | 1460 | 26,200 |
| | Range Hoods | 1460 | 4,000 |
| | Stoves | 1465 | 4,000 |
| | Replace Sidewalks | 1450 | 10,000 |

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

| Development Number/Name HA-Wide Activities | General Description of Major Work Categories | Development Account Number | Total Estimated Cost |
|---|--|----------------------------|----------------------|
| KY017-003 None – Scattered Sites | Handicap Ramp to Hill Avenue | 1450 | 4,800 |

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

| Development Number/Name HA-Wide Activities | General Description of Major Work Categories | Development Account Number | Total Estimated Cost |
|---|--|----------------------------|----------------------|
| KY017-004 Beechwood Manor | Install Air Conditioning Units at Elderly Side | 1460 | 25,000 |
| | Replace Refrigerators | 1465 | 8,000 |
| | Trim Trees | 1450 | 5,000 |
| | Install Fencing | 1450 | 3,000 |

**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) |
|--|--|---|
| KY017-001 | March 31,2002 | September 30,2003 |
| KY017-002 | March 31,2002 | September 30,2003 |
| KY017-003 | March 31,2002 | September 30,2003 |
| KY017-004 | March 31,2002 | September 30,2003 |

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. X Yes 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-

X 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)

Optional Table for 5-Year Action Plan for Capital Fund

| Optional 5-Year Action Plan Tables | | | | |
|---|--|----------------------------|-----------------------------------|--|
| Development Number | Development Name (or indicate PHA wide) | Number Vacant Units | % Vacancies in Development | |
| | PHA WIDE | | | |
| Description of Needed Physical Improvements or Management Improvements | | | Estimated Cost | Planned Start Date (HA Fiscal Year) |
| Resident Initiatives Coordinator | | | 87,516 | 02,03,04,05 |
| Modernization Director | | | 187,610 | 02,03,04,05 |
| A/E Services | | | 88,200 | 02,03,04,05 |
| Professional Development | | | 76,000 | 02,03,04,05 |
| Executive Director | | | 8,400 | 02,03,04,05 |
| Finance Officer | | | 8,400 | 02,03,04,05 |
| Security | | | 88,200 | 02,03,04,05 |
| Resident Activities | | | 24,000 | 02,03,04,05 |
| MOD Staff | | | 13,892 | 02,03,04,05 |
| Computer Software | | | 32,000 | 02,03,04,05 |
| Computer Hardware | | | 35,000 | 02,03,04,05 |
| Maintenance Truck | | | 50,000 | 02,03,04,05 |
| Beechwood Community Center | | | 20,000 | 02,03,04,05 |
| Amo Peters Community Center | | | 20,000 | 02,03,04,05 |
| Total estimated cost over next 5 years | | | 804,338 | |

Optional Table for 5-Year Action Plan for Capital Fund

| Optional 5-Year Action Plan Tables | | | |
|--|--|---------------------|--|
| Development Number | Development Name (or indicate PHA wide) | Number Vacant Units | % Vacancies in Development |
| KY017-001 | Great Meadow Homes | 8 | 11% |
| Description of Needed Physical Improvements or Management Improvements | | Estimated Cost | Planned Start Date (HA Fiscal Year) |
| Replace Windows | | 95,000 | 02,03 |
| Wrap Eaves Soffits Overhangs | | 43,500 | 02 |
| Replace Sidewalks | | 38,000 | 02,03,04 |
| Replace Roofs | | 90,000 | 02,03,04 |
| Landscaping | | 30,000 | 02,03 |
| Replace Front and Rear Entrance Doors | | 88,800 | 02,03 |
| Expand Rear Porches | | 63,000 | 02,03 |
| Interior Improvements | | 150,000 | 02,03,04,05 |
| Total estimated cost over next 5 years | | 597,300 | |

Optional Table for 5-Year Action Plan for Capital Fund

| Optional 5-Year Action Plan Tables | | | | |
|--|--|---------------------|----------------------------|--|
| Development Number | Development Name (or indicate PHA wide) | Number Vacant Units | % Vacancies in Development | |
| KY017-002 | Harriet Beecher Stowe | 0 | 0% | |
| Description of Needed Physical Improvements or Management Improvements | | | Estimated Cost | Planned Start Date (HA Fiscal Year) |
| Install Tub Surrounds | | | 26,500 | 02 |
| Replace Windows | | | 45,800 | 02,03 |
| Replace Roofs | | | 25,000 | 02,03 |
| Replace Ranges | | | 12,000 | 02,03 |
| Replace Refrigerators | | | 16,000 | 02,03 |
| Replace Range Hoods | | | 3,500 | 02 |
| Interior Improvements | | | 75,000 | 02,03,04,05 |
| Total estimated cost over next 5 years | | | 203,800 | |

Optional Table for 5-Year Action Plan for Capital Fund

| Optional 5-Year Action Plan Tables | | | |
|--|---|---------------------|-------------------------------------|
| Development Number | Development Name (or indicate PHA wide) | Number Vacant Units | % Vacancies in Development |
| KY017-003 | None – Scattered Sites | 1 | .01% |
| Description of Needed Physical Improvements or Management Improvements | | Estimated Cost | Planned Start Date (HA Fiscal Year) |
| Demolition 11 units at Styleline Drive | | 26,000 | 02 |
| Replace Sidewalks | | 25,000 | 02,03 |
| Install Ramp to Hill Avenue Site | | 12,000 | 02 |
| Replace Refrigerators | | 16,000 | 03 |
| Replace Stoves | | 12,000 | 03 |
| Replace Mail Boxes at Central Avenue | | 2,000 | 03 |
| Interior Improvements | | 65,000 | 02,03,04,05 |
| Total estimated cost over next 5 years | | 158,000 | |

Optional Table for 5-Year Action Plan for Capital

| Optional 5-Year Action Plan Tables | | | | |
|--|---|---------------------|----------------------------|-------------------------------------|
| Development Number | Development Name (or indicate PHA wide) | Number Vacant Units | % Vacancies in Development | |
| KY017-004 | Beechwood Manor | 6 | 6% | |
| Description of Needed Physical Improvements or Management Improvements | | | Estimated Cost | Planned Start Date (HA Fiscal Year) |
| Install Air Conditioning in Elderly Units | | | 42,000 | 02 |
| Replace Refrigerators | | | 26,500 | 02,03 |
| Replace Stoves | | | 20,100 | 02,03 |
| Replace Sidewalks | | | 25,500 | 02,03,04,05 |
| Replace Fencing and Gates | | | 40,000 | 02,03,04,05 |
| Exterior Lighting | | | 65,000 | 02,03 |
| Replace Storm Doors | | | 30,000 | 02,03 |
| Interior Improvements | | | 75,000 | 02,03,04,05 |
| Playground Equipment | | | 30,000 | 02,03 |
| Total estimated cost over next 5 years | | | 354,100 | |

B. HOPE VI and Public Housing Development and Replacement Activities (Not 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

[24 CFR Part 903.7 9 (h)]

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 <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. 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

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes X 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. | |
| 1b. Development (project) number: | |
| 2. Designation type: | |
| _____ | Occupancy by only the elderly |
| _____ | Occupancy by families with disabilities |
| _____ | 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 type="checkbox"/> | Planned application |
| 4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY) | |
| 5. If approved, will this designation constitute a (select one) | |
| <input type="checkbox"/> | New Designation Plan |
| <input type="checkbox"/> | Revision of a previously-approved Designation Plan? |
| 1. Number of units affected | |
| 7. Coverage of action (select one) | |
| <input type="checkbox"/> | Part of the development |
| <input type="checkbox"/> | Total development |

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

1. Yes X 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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (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 903.7 9 (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.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

X Yes No: Has the PHA has 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? 07/08/00

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
- X Other (describe) The Housing Authority has direct access to all the Commonwealth Employment Records Database by computer.

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 participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

X Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

| Services and Programs | | | | |
|--|----------------|--|--|---|
| Program Name & Description (including location, if appropriate) | Estimated Size | Allocation Method (waiting list/random selection/specific criteria/other) | Access (development office / PHA main office / other provider name) | Eligibility (public housing or section 8 participants or both) |
| <i>College Education Classes</i> | <i>Varies</i> | <i>Admission Criteria established by College</i> | <i>Maysville Community College or Housing Authority Office</i> | <i>All who are interested – Not necessarily a HUD Program</i> |
| On the Right Track | 32 | YMCA Application | YMCA or Housing Authority Office | All LIPH Housing Residents |
| HACKER's Club | 24 | Show Up | Children may come to Amo Peters Community Center or Beechwood Community Center | All who are interested. |
| Education Awards and Rewards | Varies | All who qualify between 5-12 | School System | Definitely not a HUD program. |

| | | | | |
|------------------------------|-----------|------------------------------|--|---|
| Health Department Screenings | Varies | All | Health Department or Housing Authority Office | All |
| Kelley Services Employment | Varies | Adults | Opportunity Center or Housing Authority Office | All adults |
| Camp Discovery | 50 -100 | All who qualify between 5-12 | Housing Authority Office | Youth |
| Summer Lunch | Unlimited | Youth and qualifying adults | Beechwood Community Center | All are welcome. Not a HUD program. |
| HACKER's for Adults | 18 | Adults who can read English | Maysville Community College | A Community College Program |
| America Reads | Unlimited | All | RSVP | Not a HUD Program. Administered by RSVP |

And others.

(2) Family Self Sufficiency program/s

a. Participation Description

| Family Self Sufficiency (FSS) Participation | | |
|---|---|---|
| Program | Required Number of Participants (start of FY 2000 Estimate) | Actual Number of Participants (As of: DD/MM/YY) |
| Public Housing | | |
| 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 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

A. Amount of PHDEP Grant \$ 63,036

B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R X
The Housing Authority is eligible.

C. FFY in which funding is requested FY01

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

This is a comprehensive plan that includes law enforcement with Community Oriented Policing, diversion/intervention programs provided by the Maysville Community College, Limestone Family YMCA, and Comprehend, Inc., the Maysville Drug prevention and treatment facility. The Community College will provide education programs to assist resident in acquiring work related skills to motivate and raise self esteem. Comprehend Inc., will provide assessments and training programs to enable residents to cope with life situations, including parenting skill building, and motivational needs. The YMCA will continue to provide the "On the Right Track" after school program. Physical improvements are security cameras.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

| PHDEP Target Areas (Name of development(s) or site) | Total # of Units within the PHDEP Target Area(s) | Total Population to be Served within the PHDEP Target Area(s) |
|--|--|--|
| Housing Authority of Maysville | 264 units | 491 |
| | | |
| | | |

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

6 Months _____ 12 Months X 18 Months _____ 24 Months _____
 Other _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

| Fiscal Year of Funding | PHDEP Funding Received | Grant # | Fund Balance as of Date of this Submission | Grant Extensions or Waivers | Anticipated Completion Date |
|------------------------|------------------------|----------------|--|-----------------------------|-----------------------------|
| FY 1995 | 137,500 | KY36DEP0170195 | 0 | | 05/01/97 |
| FY 1996 | 137,500 | KY36DEP0170196 | 0 | GE | 12/06/98 |
| FY 1997 | 82,500 | KY36DEP0170197 | 0 | | 12/31/99 |
| FY1998 | | | | | |
| FY 1999 | 60,484 | KY36DEP0170199 | \$20,312.05 | 0 | 12/31/2000 |
| FY 2000 | 63,036 | KY36DEP0170100 | \$60,674.00 | 0 | 12/31/2001 |

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences. The goals and objectives of the grant will be to reduce crime in the public housing developments to a level equal to or less than previous years. The plan continues strategies and tactics, in coordination with the City of Maysville Police Department, the Maysville Community College and Comprehend, Inc. (the only Federally approved drug intervention center in the region) to continue to fight crime and abuse on the property. This year we continue the CPTED process of strategic placement of CCTV on specific properties. An additional camera will be

added to the Great Meadow Homes inventory. Log on to ham.inetcam.com for a look at Great Meadow Homes.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

| | | | | | | | |
|--|--|-------------------|------------|------------------------|---------------------------------------|-------------------------------|-----------------------------|
| 9110 - Reimbursement of Law Enforcement | | | | | Total PHDEP Funding: \$ 25,218 | | |
| Goal(s) | Community Oriented Policing on random properties at random days and times. | | | | | | |
| Objectives | Reduce number of type 1 crimes and decrease % of calls for assistance | | | | | | |
| Proposed Activities | # of Persons Served | Target Population | Start Date | Expected Complete Date | PHED EP Funding | Other Funding (Amount/Source) | Performance Indicators |
| 1. COP Presence | | | 1/01 | 12/01 | 25,218 | | Less than 15% of COM crime. |
| 2. | | | | | | | |
| 3. | | | | | | | |

| FY _01___ PHDEP Budget Summary | |
|---|----------------------|
| Budget Line Item | Total Funding |
| 9110 - Reimbursement of Law Enforcement | 25,218 |
| 9120 - Security Personnel | |
| 9130 - Employment of Investigators | |
| 9140 - Voluntary Tenant Patrol | |
| 9150 - Physical Improvements | 2,552 |
| 9160 - Drug Prevention | 35,266 |
| 9170 - Drug Intervention | |
| 9180 - Drug Treatment | |
| 9190 - Other Program Costs | |
| TOTAL PHDEP FUNDING | 63,036 |

PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

| 9160 - Drug Prevention | | | | | Total PHDEP Funding: \$ 35,266 | | |
|-------------------------------|---|-------------------|------------|------------------------|---------------------------------------|--------------------------------|---|
| Goal(s) | Present alternative and life choices other than drugs and drug crime. | | | | | | |
| Objectives | Prepare participants to be able to secure employment and cope with life situations. | | | | | | |
| Proposed Activities | # of Persons Served | Target Population | Start Date | Expected Complete Date | PHEDE P Funding | Other Funding (Amount /Source) | Performance Indicators |
| 1.MCC (College) | 10-18 per | LIPH & S8 | 1/01 | 12/01 | 9,245 | In kind | Enrollment and Interest in this program is expanding. |
| 2.Comprehend Inc. | | 100% LIPH | 1/01 | 12/01 | 15,675 | 0 | # Who volunteer to participate and number of classes offered. |
| 3.YMCA | 30 | LIPH (6-12 yrs) | 1/01 | 12/01 | 10,362 | 0 | Limited by law to 32 youth by State- 85% or above attendance – high quality program presented |

| 9150 - Physical Improvements | | | | | Total PHDEP Funding: \$ 2,552 | | |
|--|---|-------------------|------------|------------------------|--------------------------------------|--------------------------------|--|
| Goal(s) | Discourage Crime or identify perpetrators | | | | | | |
| Objectives | Monitor two sites | | | | | | |
| Proposed Activities | # of Persons Served | Target Population | Start Date | Expected Complete Date | PHEDEP Funding | Other Funding (Amount /Source) | Performance Indicators |
| 1.Install Cameras and monitoring equipment | | | 1/01 | 12/01 | 2,552 | | Accurate identification during day and night |

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

| Budget Line Item # | 25% Expenditure of Total Grant Funds By Activity # | Total PHDEP Funding Expended (sum of the activities) | 50% Obligation of Total Grant Funds by Activity # | Total PHDEP Funding Obligated (sum of the activities) |
|------------------------------------|---|---|--|--|
| <i>e.g Budget Line Item # 9120</i> | <i>Activities 1, 3</i> | | <i>Activity 2</i> | |
| 9110 | 1 | 25,218 | 1 | 25,218 |
| 9120 | | | | |
| 9130 | | | | |
| 9140 | | | | |
| 9150 | 1 | 2,552 | 1 | 2,552 |
| 9160 | 1,2,3 | 35,266 | 1,2,3 | 35,266 |
| 9170 | | | | |
| 9180 | | | | |
| 9190 | | | | |
| TOTAL | | \$ 63,036 | | \$ 63,036 |

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the "PHA Certifications of Compliance with the PHA Plan and Related Regulations."

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
- X Residents fearful for their safety and/or the safety of their children
- X 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
- X Other (describe below)
Results of PHAS Resident Survey on Safety

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).

- X 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
- X Resident reports
- PHA employee reports
- X Police reports
- X Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

Great Meadow Homes, Harriet Beecher Stowe, Non – Scatter Sites (Bank Street and Wood Street), Beechwood Manor.

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)

- X Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities

- X Crime Prevention Through Environmental Design
- X 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)
Same as above

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)

- X Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- X Police provide crime data to housing authority staff for analysis and action
- X 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
- X Police regularly meet with the PHA management and residents
- X 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)
 All Developments

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2001 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- X Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- X Yes No: Has the PHA included the PHDEP Plan for FY 2001 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)] See attachment at end of this Plan for Family and Senior Policies as developed by the Resident Advisory Counsel.

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? (What is a finding?)
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 903.7 9 (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.

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?

HUD subsidy and RENT contribute barely enough to meet current needs. Asset management would imply that there is something to plan with.

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:

- 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)

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: (describe)
Appointed by Mayor and ratified by City Council
- 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: (provide name here) 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.
- X 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)

Plan was certified as consistent by F. Lynn Luallen, Chief Executive Officer, Commonwealth of Kentucky Housing Corporation. He certified to the Executive Summary which states the intent of the Comprehensive Plan.

Other: (list below)

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

YES The Housing Authority will supply quality, police patrolled and efficiently run housing with the jurisdiction. We will continue to work with the City of Maysville as it continues to develop its own Consolidated Plan.

D. Other Information Required by HUD

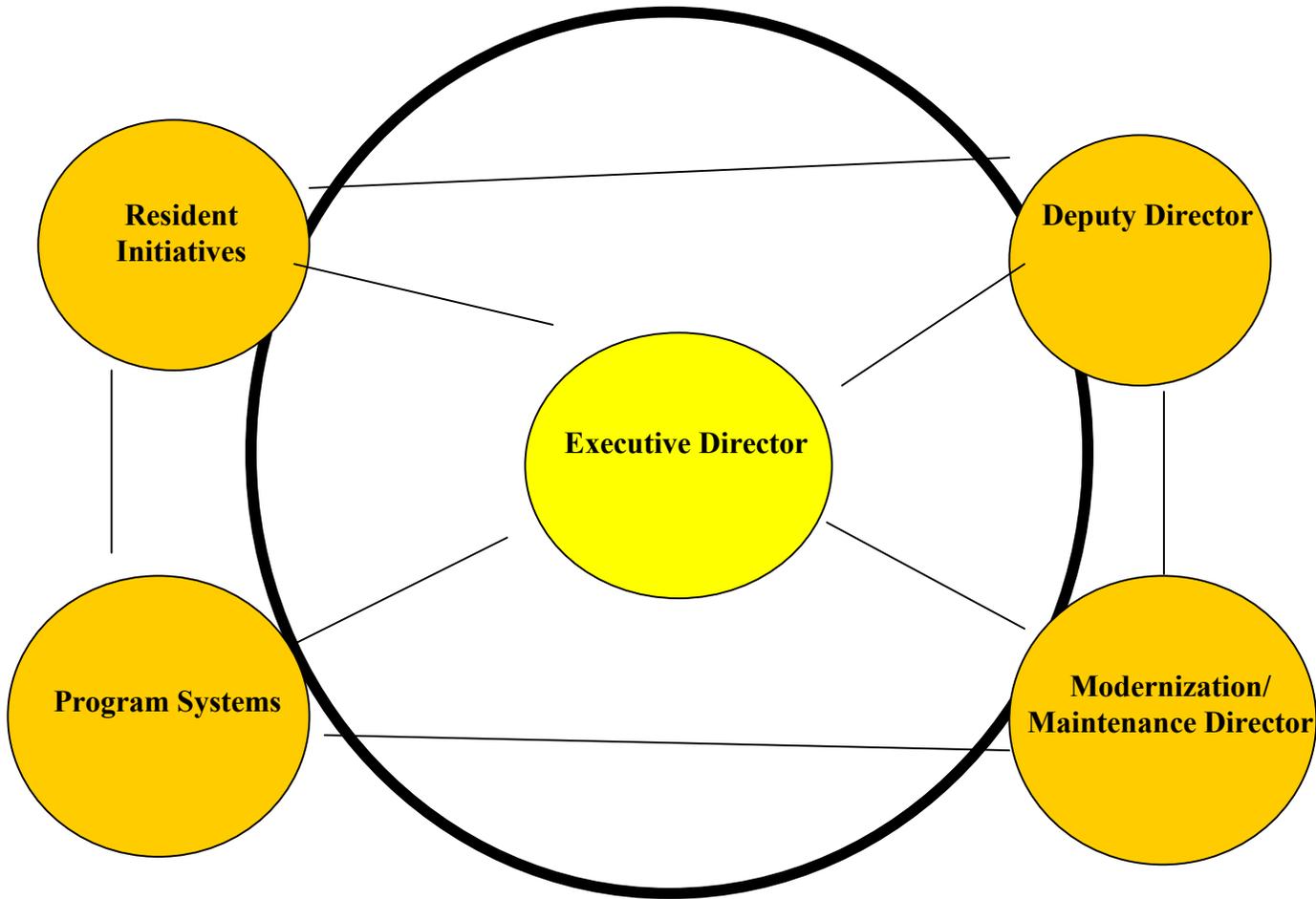
Use this section to provide any additional information requested by HUD.

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the Housing Authority of Maysville that fundamentally change the mission, goals, or

objectives of the agency. Any change is possible as long as it does not fundamentally change the mission, goals, or objectives of the agency. (Example of deviations that do not require amendments or modifications include fungability of grant funds used to address specific, unforeseen needs that do not change the basic mission or policy of the agency or movement of funds between lines of an existing budget to address an unforeseen need or expense that does not change the basic mission or goal of the agency.)

Attachments not in the plan document

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



Organizational Chart

PHA Plan (PIH 2000 43 additions)

Resident Advisory Board

Linda Fite
Judith Barnhart
Carolyn Mason
Lavonna Lawson
John Craig
Doretha Myrick
Dorothy Commodore

Resident Commissioner

Dorothy Commodore
Appointed by Mayor (as
are all commissioners)

Housing Authority of Maysville

Resident Advisory Council Resolution 003-99

A Resolution to approve the Family Resident Pet Policy written by the Resident Advisory Council on January 11, 1999 and approved by the Board of Commissioners on January 19, 1999

The following rules have been established to govern the keeping of pets in and on the premises of the Family units. Only one pet per family is allowed.

Definition: Common household pets may defined as small domesticated animals such as dog, cat, bird, fish or turtle. (no other pets will be permitted),

Security Deposit: Family residents shall pay a one time pet deposit of \$250.00 for either a cat or a dog. No pet deposit will be required for a bird, fish or turtle. The pet deposit is refundable after the resident disposes of the pet or moves. The Housing Authority of Maysville may use the pet deposit to pay for reasonable expenses directly attributed to the presence of the pet in the unit. The expenses may include but are not limited to the cost of repairs and replacement to the unit and fumigation of the residents dwelling unit. Any remaining balance of the security deposit will be returned to the resident.

Family residents may own one dog or one cat with the consent of the Housing Authority of Maysville and with the understanding that compliance with rules and regulations governing ownership will be expected at all times.

1. Permitted pets are dog and cats that do not exceed twenty (20) pounds adult size. Dogs and cats shall remain inside the residents unit unless they are on a leash and directly controlled by the owner or other adult. Pets can not be tied to trees, bushes or staked in the yard.
2. Dogs are to be licensed annually with the City of Maysville with proof provided to the Housing Authority. The owner will be also required to provide proof of inoculation for both dogs and cats to the Public Housing Manager in accordance with the following schedule.

DOGS

- i. 6-8 weeks of age DHLPP/PU temporary (distemper, Hepatitis, Leptospirosis, Parainfluenza and Parvovirus)
- ii. 12 weeks of age DHLPP/PU
- iii. 16 weeks of age – DHLPP/PU (booster yearly)
- iv. 5 ½ to 6 months of age – Rabies (1 yearly)

- v. Heartworm eraninations are given each spring
- vi. Tested yearly for intestinal parasites

CATS

- i. 6-8 weeks of age – FVRCP (Distemper, Calici Virus, Rhino Trechetis)
 - ii. 12 weeks of age FVCPC (Booster yearly)
 - iii. 5-6 months of age (FVRCP (Booster yearly)
 - iv. Tested yearly for intestinal parasites.
1. All pets shall have proper identification (photo id) with proof of the above presented by the owner to the public housing manager for insertion in the resident's file.
 1. All Cats and dogs must be spayed or neutered. No vicious or intimidating animals are allowed. Cats must be declawed prior to admission.
 1. No pet may be kept in violation of State Humane or Health laws or local ordinances.
 1. Residents are responsible for promptly cleaning up pet droppings and proper disposition of same in sanitation container provided by the Housing Authority of Maysville located behind each apartment.
 1. Resident is to provide litter box for cat waste which is to be kept in the apartment. Resident is not allowed to let waste accumulate. Residents are responsible for properly disposing of cat waste in sanitation container provided by the Housing Authority of Maysville located behind each apartment.
 1. Resident shall take adequate precautions to eliminate any pet odors within or around the apartment and maintain apartment in a sanitary condition at all times.
 1. Resident is responsible for all damages including cost of fumigation caused by their pet. The Housing Authority of Maysville may charge the cost of any extra extermination services needed to control fleas, etc to pet owner.
 1. The resident shall not alter their apartment or any area of same to create an enclosure for any animal without prior written consent of the Housing Authority of Maysville.
 1. Resident shall not permit any disturbance from their pet which would interfere with the peaceful enjoyment of other residents. Disturbances shall include lout barking, howling, biting, scratching or other activity.
 1. Resident must identify an alternate custodian for the pet in the event of resident illness or other absence from the unit. The alternate custodian's name, address and phone number must be recorded at the Housing Authority Administration Office and placed in the tenant permanent file.
 1. If a pet is left unattended for twenty four (24) hours or more, the Housing Authority of Maysville may enter the apartment and contact the proper authorities for impounding of said pet. The Housing Authority of Maysville accepts no responsibility for the pet under such circumstances.
 1. Residents are prohibited from feeding stray animals. The feeding of stray animals hall consititute having a pet without permission of the Housing Authority.
 1. Residents who violate these rules are subject to the following penalties.
 - a. Being required to get rid of the pet within 7 days of notice by the Housing Authority of Maysville, unless the pet creates an immediate threat to health and safety of the general public, in which case the pet must be removed within 24 hours.
 - b. Eviction.

Residents owning a dog or cat are strongly urged to obtain renter's liability insurance to protect themselves from possible legal litigation.

**Housing Authority of Maysville
Resident Advisory Council Resolution 002-99
A Resolution to approve the Senior Resident Pet Policy written by the
Resident Advisory Council on January 11, 1999 and approved by the
Board of Commissioners on January 19, 1999**

The following rules have been established to govern the keeping of pets in and on the premises of the Senior units. Only one pet per senior unit is allowed.

Definition: Common household pets may defined as small domesticated animals such as dog, cat, bird, fish or turtle. (no other pets will be permitted),

Security Deposit: Senior residents shall pay a one time pet deposit of \$50.00 for either a cat or a dog. No pet deposit will be required for a bird, fish or turtle. The pet deposit is refundable after the resident disposes of the pet or moves. The Housing Authority of Maysville may use the pet deposit to pay for reasonable expenses directly attributed to the presence of the pet in the unit. The expenses may include but are not limited to the cost of repairs and replacement to the unit and fumigation of the residents dwelling unit. Any remaining balance of the security deposit will be returned to the resident.

Senior residents may own one dog or one cat with the consent of the Housing Authority of Maysville and with the understanding that compliance with rules and regulations governing ownership will be expected at all times.

1. Permitted pets are dog and cats that do not exceed twenty (20) pounds adult size. Dogs and cats shall remain inside the residents unit unless they are on a leash and directly controlled by the owner or other adult. Pets can not be tied to trees, bushes or staked in the yard.
2. Dogs are to be licensed annually with the City of Maysville with proof provided to the Housing Authority. The owner will be also required to provide proof of inoculation for both dogs and cats to the Public Housing Manager in accordance with the following schedule.

DOGS

- i. 6-8 weeks of age DHLPP/PU temporary (distemper, Hepatitis, Leptospirosis, Parainfluenza and Parvovirus)
- ii. 12 weeks of age DHLPP/PU
- iii. 16 weeks of age – DHLPP/PU (booster yearly)
- iv. 5 ½ to 6 months of age – Rabies (1 yearly)
- v. Heartworm eraminations are given each spring
- vi. Tested yearly for intestinal parasites

CATS

- i. 6-8 weeks of age – FVRCP (Distemper, Calici Virus, Rhino Trechetis)
 - ii. 12 weeks of age FVCPC (Booster yearly)
 - iii. 5-6 months of age (FVRCP (Booster yearly)
 - iv. Tested yearly for intestinal parasites.
1. All pets shall have proper identification (photo id) with proof of the above presented by the owner to the public housing manager for insertion in the resident's file.

1. All Cats and dogs must be spayed or neutered. No vicious or intimidating animals are allowed. Cats must be declawed prior to admission.
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1. Resident must identify an alternate custodian for the pet in the event of resident illness or other absence from the unit. The alternate custodian's name, address and phone number must be recorded at the Housing Authority Administration Office and placed in the tenant permanent file.
1. If a pet is left unattended for twenty-four (24) hours or more, the Housing Authority of Maysville may enter the apartment and contact the proper authorities for impounding of said pet. The Housing Authority of Maysville accepts no responsibility for the pet under such circumstances.
1. Residents are prohibited from feeding stray animals. The feeding of stray animals shall constitute having a pet without permission of the Housing Authority.
1. Residents who violate these rules are subject to the following penalties.
 - a. Being required to get rid of the pet within 7 days of notice by the Housing Authority of Maysville, unless the pet creates an immediate threat to health and safety of the general public, in which case the pet must be removed within 24 hours.
 - b. Eviction.

Residents owning a dog or cat are strongly urged to obtain renter's liability insurance to protect themselves from possible legal litigation.

Description of Implementation of Community Service Requirements

The Buffalo Trace Area Development District publishes a document each year listing all of the service agencies in the area, including name, contact name, address, telephone number, and type of service provided.

The Housing Authority of Maysville computer system has been programmed to identify those persons who need to participate in the Community Service Requirement program.

The Resident Initiatives Coordinator sends the person a letter stating that this requirement must be met and that the list of agencies is available at the Buffalo Trace Area Development District office, the Mason County Public Library and the Housing Authority Administrative Office.

It is up to the participant to identify and contact the agency with which the participant desires to volunteer. When the Community Service Requirement is satisfied the agency will send or FAX a statement to that effect to the Housing Authority on agency letterhead. No other form of documentation will be accepted.

If the service requirement is not met within 90 days of the end of the required lease term of 12 months, a letter will be sent to the person advising them to fulfill the requirement or face non-renewal of the lease.

The Resident Initiative Coordinator will hear excuses and allow cures for only the period of the existing lease. Failure to meet the service requirement will serve as reason for non-renewal of the lease.

The Housing Authority will not act as a placement agency or an advocate for any person and will not place volunteers within the agency due to other requirements of the regulation and liability issues.

Screen Print of PHAS Score Reporting Page:

The Real Estate Assessment Center calculated the PHAS score after an assessment of the physical condition of all PHA properties had been performed, and upon receipt of all required PHA information.

HA MAYSVILLE

Fiscal Year: 1999

Public Housing Assessment System Score: **88.2**

Designation Status: **Advisory**

Please post this notice of your PHAS Score and Status in appropriate conspicuous and accessible locations in your offices.
