

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

Housing Authority of Irvine- KY036
Small PHA Plan Update
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 Irvine

PHA Number: KY036

PHA Fiscal Year Beginning: 01/2000

PHA Plan Contact Information:

Name: O'Brene Richardson

Phone: 606-723-3116

TDD:

Email (if available): irvhouse@irvineonline.net

Public Access to Information

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

- Main administrative office of the PHA
- PHA development management offices

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

PHA Programs Administered:

- Public Housing and Section 8 Section 8 Only Public Housing Only

**Annual PHA Plan
Fiscal Year 2001**

[24 CFR Part 903.7]

i. Table of Contents

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

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x Attachment __: Membership of Resident Advisory Board or Boards	
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<input type="checkbox"/> Other (List below, providing each attachment name)	

ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

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

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

None

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

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

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 262,387

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

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

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

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name: Mountain Crest 1b. Development (project) number: KY036-002
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(01/15/01)</u>
5. Number of units affected: 6
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input checked="" type="checkbox"/> Public housing for 1 units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: 8/01/01 b. Actual or projected start date of relocation activities: 2/01/01 c. Projected end date of activity: 9/01/01

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

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

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

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

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards

- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

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

- A. Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ _____
- C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D. Yes No: The PHDEP Plan is attached at Attachment _____

6. Other Information

[24 CFR Part 903.7 9 (r)]

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

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are Attached at Attachment (File name)
3. In what manner did the PHA address those comments? (select all that apply)
- The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included
 Yes No: below or
 Yes No: at the end of the RAB Comments in Attachment _____.
- Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment _____.
- Other: (list below)

B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)
Commonwealth of Kentucky Statewide Plan

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

- Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

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

The Housing Authority of Irvine has included its residents in creating this agency plan and five-year plan previously. A continuing program of resident consultation has been implemented by the Authority. A four member Resident Advisory Board has been established to provide for close input to the Authority on the Annual Plan and contact with the residents maintained. The Authority is working to establish a center for learning for its residents. The Authority will continue to maintain and modernize its 126 housing units. The mission of the Authority is: The Housing Authority of Irvine is committed to providing quality affordable housing and services in an efficient and creative manner. It should be noted at this time the Housing Authority of Irvine serves predominantly the very low income in the community.

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan: The Housing Authority of Irvine considers the following to be Substantial Deviations from the 5-Year Plan:

1. Adding or deleting more than two Goals would be a substantial deviation to the 5-year Plan .

B. Significant Amendment or Modification to the Annual Plan: The Housing Authority of Irvine considers the following to be a Significant Amendment or Modification to the Annual Plan:

1. Changes to rent or admissions policies or organization of the waiting list.
2. Additions of non-emergency work items not included in the Annual Statement or 5-Year Action Plan.
3. The Authority is setting a 20% threshold on Capital Fund revisions. This provision is in effect unless the Executive Director declares an emergency situation exists.

- 4. Change in the use of any Replacement Reserve Fund.
- 5. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Attachment A
Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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 (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Public housing rent determination policies, including the method for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
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	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures X check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of Irvine		Grant Type and Number Capital Fund Program: KY36-P036-50201 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)			
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	2,500			
4	1410 Administration	10,000			
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	31,600			
8	1440 Site Acquisition				
9	1450 Site Improvement	81,687			
10	1460 Dwelling Structures	113,600			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	23,000			
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)	262,387			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary				
PHA Name: Housing Authority of Irvine		Grant Type and Number Capital Fund Program: KY36-P036-50201 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2001
<input checked="" type="checkbox"/> Original Annual Statement				
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:				
<input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)				
<input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost
24	Amount of line 20 Related to Energy Conservation Measures			

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

PHA Name: Housing Authority of Irvine		Grant Type and Number Capital Fund Program #: KY36-P036-50201 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
PHAW	Resident Activities	1408	2	2,500				
PHAW	Resident Service Coordinator	1410	1	10,000				
PHAW	Architect/Engineer	1430	1	15,800				
PHAW	Management Consultant	1430	1	15,800				
KY36-01	Create new parking areas	1450	18	35,000				
KY36-02	Erosion control, concrete work	1450	1	46,687				
KY36-01	Replace weatherheads & breaker boxes	1460	36	36,000				
KY36-01	Upgrade bathrooms add to FY2000	1460	34	13,000				
KY36-02	Step & porch replacement	1460	12	30,000				
KY36-01	Smoke alarms for all bedrooms	1460	36	34,600				
PHAW	Purchase pick up truck and brush cutter	1475	2	23,000				

Required Attachment ____: Resident Member on the PHA Governing Board

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

A. Name of resident member(s) on the governing board: Eudell Harrison

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

- Elected
- x Appointed

C. The term of appointment is (include the date term expires): 12/11/00 to 12/10/04

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

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

B. Date of next term expiration of a governing board member: 06/30/2001

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

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

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

- I. Linda Crowe
- II. Eudell Harrison
- III. Cindy Miller
- IV. Ann Tipton

**HOUSING AUTHORITY OF IRVINE
200 WALLACE CIRCLE
IRVINE, KY 40336**

EXECUTIVE SUMMARY

The Housing Authority of Irvine 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 Irvine.

The Housing Authority of Irvine is committed to providing quality affordable housing and services in an efficient and creative manner.

We have also adopted the following goals and objectives for the next five years.

Renovate and refurbish the units at Mountain Crest so that they can be marketed at a higher rent structure by June 30, 2001.

Make units marketable to working families so that the net result is a higher rental income base by December 31, 2001.

Achieve the perception the Public Housing is decent safe and affordable for the residents of the community by December 31, 2002.

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission.

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan. Here are just a few highlights of our 2000 Annual Plan:

Create new parking at Wallace Circle

Replace exterior electrical system to breaker box at Wallace Circle

Continue resident programs

Renovate bathrooms at Wallace Circle

Place smoke alarms in every bedroom at Wallace Circle

Erosion control and concrete work at Mountain Crest

Replace porches and steps at Mountain Crest

In summary, we are on course to improve the condition of affordable housing by 2004.

Sincerely yours,

O'Brene Richardson
Executive Director

5-Year Plan Progress Report

The Authority is getting started on meeting its goals detailed in the current 5-Year Plan. Plans and activities for the Capital Fund are noted in this Progress Report.

Ongoing modernization of the units at Mountain Crest has been halted by the contractor's default on his contract. This may delay the projected date of June 30, 2001. The Authority has contacted the contractor's bonding company to get the work completed, but this is in the initial stage. The actual work completed by the contractor before his default is in the range of 60%. Completion by the bonding company may push the Authority's goal back from the projected date.

Making the units marketable to working families is on track for the end of December 2001. This will increase the rental income base of the Authority.

Achieving the perception that Public Housing in Irvine is decent safe and affordable for the residents of the community is right on track and possibly ahead of schedule. The Authority moved into its new office at Mountain Crest on October 6, 2000. This should increase the Authority's span of control at its largest development. This will enhance the ability to achieve the perception that the Public Housing is decent, safe and affordable. The regular meetings at the Authority are well attended and have highlighted the residents needs. Most of the "Bad Actors" in the Housing Authority have left and the developments are growing toward a sense of community. Preliminary crime statistics in the year 2000 show a sharp drop off in crime at the Authority.

Work with 2000 Capital Funds has been limited because of the very short time they have been available to the Authority. The first three things to be done with the funds are to hire an architect to design the 2000-2001 work, install the new mailboxes at Mountain Crest, and purchase a new backhoe. The Authority advertised once for an architect for the 2000 plan, but found the fees excessive compared to the work requested. It was decided to combine the work of the 2000 and 2001 budgets into one architectural contract in the hope of getting a better value. Preliminary design, location, type, and cost work is done on the new mailboxes and they are to be installed in the Spring of 2001. The backhoe will replace a very old model the Authority can no longer afford to maintain.

COMMUNITY SERVICE

The Housing Authority of Irvine in full compliance with the Quality Housing and work related Act of 1998 has established its Community Service Program. Qualifying residents who receive assistance from the federal government and who are not presently working are required to complete 8 hours of Community Service per month. This program is for those able bodied residents who are able to work over the age of 18 and up to retirement age.

The Authority intends that its residents who qualify for this program do their Community Service hours in the following three program areas:

1. Attend the regular meetings of the residents of the Housing Authority of Irvine. Or become a member of the Resident Advisory Board.
2. Attend Learning Empowers All Participants (LEAP) class. This program will teach how to establish quality time within families, parenting skills and anger management.
3. Attend educational classes established by the Estill County Board of Education Office and through the Kentucky Community Technical College System. The training will be coordinated by Dr. Hans J. Kuss of the Technical College. The training will be conducted at the Wallace Circle Administration Building. This program will offer the General Equivalency Degree, Child Care Certification, and Continuing Adult Education classes.

The Authority has modified its lease and notified those residents who need to be aware of their requirement for Community Service. Full coordination has been made by the Authority with the education providers listed above. A Cooperative Agreement will be executed between the Authority and he service provider.

RESIDENT COMMENTS

The Housing Authority of Irvine sought resident and public comments to our Agency Plan. In the course of compiling the Plan we engaged in the following process.

The Housing Authority of Irvine has engaged in a series of meetings at each of its Public Housing sites. The meetings are informal and the Authority strives to get maximum resident participation. Meetings were conducted at Mountain Crest on February 15th and 17th, 2000; March 30th, 2000 at Mountain Crest; April 20th, 2000 at Wallace Circle; Mountain Crest on May 30th, 2000; July 17th, 2000 at Mountain Crest; August 15th, 2000 at Wallace Circle. Minutes of the meetings are available at the Authority.

The Mountain Crest meetings of February 15th and 17th were to inform the residents of the upcoming changes to remodel their units. Meeting minutes for the other resident meetings follow this page.

A public meeting was conducted at 6 P.M. October 4th, 2000. In attendance were O'Brene Richardson, Executive Director, Randy Lovin, Assistant Director, Pat Jones, Resident Initiatives Coordinator, and Ed Cooper from Consultants Plus. No residents attended the meeting. The waiting list and police reports were discussed at the meeting. The meeting adjourned at 6:30 P.M.

March 30, 2000

MEMORANDUM FOR RECORD

SUBJECT: COMMUNITY MEETING, MOUNTAIN CREST

FROM: Mr. Richardson, Executive Director

1. On March 30, 2000, myself, Pat Ham, and Randy Lovin conducted a community meeting at the Community Center, Mountain Crest. This was our third meeting with the residents there. The meeting was well attended. There were about 25 residents that came out to the meeting. We provided an update on the status of the contract to modernize their homes and discussed spring clean-up. We will get a flyer out soon on the date that there will be a pickup for old tires, etc in

their area. We also discussed ways keep the Laundromat in better condition. The way that I recommend is the way we did it at the Laundromat that we had in a housing area on a large military installation. We had a lock on the door and each resident signed for a Laundromat key when they signed for the keys to their home. They were to keep the Laundromat locked except when a responsible resident was using it. The residents liked this solution.

2. We then opened the meeting up to the residents to raise any concerns that they had. Concerns or recommendations for improvements were:

- Concern about the bushes in front of their units. They are dead and look awful. Can they be removed?
- One would like to see the fence behind their unit replaced with a fence that looked more friendly, not a jail type fence.
- One was concerned about child safety on a steep hill near apartment 106. The children were using this as a slide and could get hurt.
- Several expressed concern about bicycle safety. Too many children riding recklessly and not showing concern for smaller children on the sidewalk.
- Several residents would like to have an outside electrical outlet. With the new windows, it will be hard to get an electrical cord to the outside.
- Another issue involved a basketball goal that had been set up right across from the laundromat.
- The ball was hitting cars. Goal was moved to another location until we can get the
- Another issue was getting the swings fixed for the smaller children. Randy is working on getting this one fixed.

3. Several residents asked to be considered for a move to another apartment as a part of the remodeling.

Mr. Lloyd Shuler asked to move to apartment 51.

Mrs. Hallie Banks wanted to move from 104 to a two bedroom in Wallace Court because of a heart condition.

Tammy Hall expressed concern about having to move when her baby was due. Her baby is due around May 10, 2000. We assured her that we would not do that to her. We will work with her.

Others wanted to get the washers repaired in the Laundromat. Also the dryer were not working well. Update: Washers have been repaired. Dryer problem was that the birds had built nests in the dryer vents. They have been cleaned out.

Another laundromat issue was the heat inside the laundromat when the weather gets warmer. A new air conditioning unit has been ordered for the laundromat.

April 20, 2000

MEMORANDUM FOR RECORD

SUBJECT: Wallace Circle Community Meeting

FROM: Executive Director

1. The Executive Director, Randy Lovin, and Mrs. Pat Jones met with residents of Wallace Circle at 6:30 PM, Thursday, April 20, 2000.
2. Mrs. Wilson, 238 Wallace Circle expressed concern about the parking on Wallace Court. She wanted off-street parking. We told her that off-street parking was in the five- year plan and we would be starting with the design on this soon. All agreed that this was needed.
3. Mrs. Harrison, Apartment 201, wanted us to install electrical outlets on the front pouch. She said that it was hard to get an electrical cord to the outside from the inside. Again, this is in the five-year plan and will be done within the next two to three years.

4. Mr. and Mrs. Carder, 246 Wallace Court would like for venation blinds to be installed. Mrs. Carder also expressed concern that her tub was smaller than the one she had had in Mountain Crest. We have been installing blinds in Wallace Court as residents move out because of the mess created by installing them. Several residents said that they had their own and were satisfied. We told Mrs. Carder that we would look at her situation and see if we could install the blinds for her.
5. Other residents said that they were happy with everything and just wanted to come to see what was going on.
6. The meeting adjourned at about 7:45 PM.

June 10, 2000

MEMORANDUM FOR RECORD

SUBJECT: Mountain Crest Community Meeting, May 30, 2000

FROM: Executive Director

1. We conducted our fourth community meeting with the residents of Mountain Crest on Tuesday, May 30, 2000. The meeting was well attended
2. A copy of the agenda is attached. In addition to the items on the agenda we discussed the stay-out policy. Some residents indicated that one of the men on the stay-out policy was still coming up there regularly. Based on description and location, it was determined that the person was Mr. Means. We are working on this one.
3. Residents were pleased that we were going to install new mailboxes and repair the dumpster area. All were in agreement that more playground equipment was needed.
4. Other items of concern that were raised by the residents:
Laundromat: Pleased with the key system for the Laundromat. They asked us to consider putting the bathroom back into operation since the place was now secure. We will do this.

Residents expressed concern about spiders and insect control. We sprayed the outside area.

Residents want a telephone wall jack placed in the upstairs master bedroom. We will take a look at this along with the request for an outside electrical outlet.

Residents still have a dislike for the type of fence up there and would like to see it removed, relocated or replaced with a more resident area type fence.

5. This was a good meeting and good exchange of information and ideas. We plan to continue these type meetings on a monthly basis.

July 18, 2000

MEMORANDUM FOR RECORD

FROM: Mr. Richardson, Executive Director

SUBJECT: 5th meeting with Mountain Crest Residents

1. The 5th Meeting with the Residents of Mountain Crest was conducted at 6:30 PM on July 17, 2000 in the Mountain Crest Community Center.
2. Issues addressed included: mailboxes, Paving of streets and parking areas, keeping back yards clean, contract updates (Casey Creek and Bregway), stay-out policy and lease agreement. The main point on the stay out policy was that it included all of Mountain Crest. In other words, the person on the stay-out policy could not visit another family in Mountain Crest. Also only people who are on the lease agreement can live in the resident. We have too many people living there who are not on the lease. All of those attending agreed and understood the lease and stay-out policy. The other major issue concerned pets. We went over the pet policy once again.
3. Mrs. Jones covered the fun day activities and asked for some volunteers to assist her. She had several sign up to assist. She also asked for nominations for the new resident council. She had Linda Crowe, Elsie Henry, Lorena Hunt, Diana Estes, and Kathy Cain sign up. We want to get the resident counsel actively involved and helping with our annual plan.
4. Randy Lovin talked about the paving contract and when to expect the pavers to be at Mountain Crest. He thanked the residents for being so cooperative last week when they were milling and preparing the area for paving.
5. Items raised by the residents:
 - Could we move fun day to evening when it would be cooler? Also maybe later in the year when it gets a little cooler. We will look at this. There will be extra cost due to overtime in setting up the tent, tables, etc. However, I think that we can work this out.
 - Residents were concerned about the dumpsters. They said that there were too many. We told them that we are planning to consolidate them, eliminating some of the sites and use the larger dumpster with covers on them.
 - One resident said that he would like to a half-bath put on the lower floor of some the two-bedroom apartments so that a handicap person would not have to go up stairs every time they needed to use the bathroom.

--Residents raised the problems that were going on in apartment 49. Too many people living there, too much noise at all hours of the night. Mother working and the baby sitter allowing friends and other people to come in who were very loud. We are working on this issue.

--One resident brought up the issue of safety. She said that there was someone who loved to break up Alae-8 bottles and throw them out behind apartment 49. Also they allowed garbage to pile up behind the apartment. The broken pieces are very dangerous for children playing in the area.

--Residents would like to have the snack machine replaced in the laundry mat. The vender removed when someone broke in to the laundry mat and robbed the machine. We will see if we can get the vendor to replace it.

6. At the end of the meeting, Randy used the van to take several residents down to the one-bedroom apartments to show them the work that had been done.

August 16, 2000

MEMORANDUM FOR RECORD

SUBJECT: 2nd Meeting with Residents of Wallace Circle

FROM: Executive Director

1. The Executive Director, Ms Jones, Mr. Lovin, and Mr. Ed Cooper met with the residents of Wallace Circle at 6:30 PM in the Wallace Circle Community Room, on August 15, 2000.
2. Mr. Richardson opened the meeting and followed the agenda at laid out in the announcement of the meeting. Residents were given a copy of the FY 2000 Capital Program and Mr. Richardson discussed each item with them.

Residents were given a copy of the proposed FY 2001 Capital Program. They were asked to provide us with their thoughts and comments. We informed them that we would be meeting with their Advisory Council to discuss this and any other issues that they desire next Tuesday.

3. The residents were generally very pleased with the programs. All expressed concern about getting off street parking. All agreed with the electrical upgrade and fire alarm upgrade. Several were interested in having a storage building and asked that we consider that in some future program.
3. Mr. Cooper discussed possible community programs for them. They were pleased to learn that their community room would remain in place once the office is moved to Mountain Crest. They liked the idea of having people come in to speak to on subjects related to issues concerning the elderly and then having some kind of fun activity such as bingo.
4. Some expressed concern about the fact that effective December 1, 2000 we will not be able to accept cash payment for rent. We also discussed the new pet policy and told them that we have copies available soon. We also informed that the ACOP had been revised and that they would be required to sign a new lease agreement at the next recertification.
5. There being no other business the meeting was adjourned and refreshments were served.

August 23, 2000

MEMORANDUM FOR RECORD

SUBJECT: 6th meeting with residents of Mountain Crest

1. We had the 6th meeting with the residents of Mountain Crest in the new Community Center at 6:30 PM on August 22, 2000. We had 38 residents in attendance.
2. Items discussed:
 - Update on contract activities. Casey Creek is getting closer to completing the Diamond Contract. Basketball Court is poured and the contractor will start setting goal posts and landscaping this week. All of the locksets are now in and they will be completing the back doors. Bregway is about 3 weeks behind schedule on the interior work but ahead of schedule on the exterior work. When Bregway completes phase

2, which is apartments 18, 33, 34, 35, 36, 102, 104, 114 they will return to the 8 unfinished one bedroom units for phase 3.

--Ed Cooper discussed the FY 2001 Annual Plan with the residents. He explained that he had just met with the Advisory Council to discuss the plan. He asked for ideas from the residents. Most things discussed concerned more play ground equipment, swing sets, etc. Other items included outside electrical outlets, and phone jacks in upstairs bedroom. Ed has a more detailed list.

--Input from the residents included some ideas on where to plant flowers, what to do with the lot next to the basketball court, and how to stop soil erosion. Some liked the idea of a tennis court, some wanted a volleyball court, and some wanted a baseball field. The site is not adaptable to a baseball field due to the hill and limited space.

--Residents were reminded that even though they may not have telephone service that they can still hook up a telephone and use it to call 911 in emergencies.

3. At the end of the meeting about half of the residents went down to apartment 77, which has just been completed and saw a newly refinished 3-bedroom apartment. This was a very good meeting. We got a lot of information from the residents.

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

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
KY36-01	Wallace Circle	0	0
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Additional Parking			\$70,000
Landscaping & tree trimming			\$50,000
Playground and Tot Lot			\$40,000
Electrical Upgrade to 200 Amp service			\$40,000
Upgrade underground plumbing			\$50,000
Total estimated cost over next 5 years			\$250,000

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

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
KY36 HA Wide			
	Description of Needed Physical Improvements or Management Improvements		Estimated Cost
	Resident Activities and Resident Initiatives Coordinator		\$54,000
	Architectural Design		\$52,000
	Management Consultant		\$52,000
	Maintenance Equipment and Automotive		\$60,000
	Operations		\$49,548
	Total estimated cost over next 5 years		\$267,548
			Planned Start Date (HA Fiscal Year)
			2002-2005

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

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

Optional 5-Year Action Plan Tables			
Development	Development Name	Number	% Vacancies

Number	(or indicate PHA wide)	Vacant Units	in Development	
KY36-02	Mountain Crest	20	22%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Water meters and valves			\$70,000	2002
Step and porch repair			\$40,000	2002-2005
Erosion Control			\$30,000	2003-2005
Turf and shrubbery			\$70,000	2003-2005
Maintenance garage, shop, and repair existing garage			\$100,000	2003-2004
Install hose bibs, outside electrical service, phone jacks			\$65,000	2004-2005
Electrical upgrade to 200 Amp service			\$125,000	2004-2005
60 new hot water heaters			\$32,000	2002-2003
Total estimated cost over next 5 years			\$532,000	