

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

---

Housing Authority of Eminence- KY078  
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 Eminence

**PHA Number:** KY078

**PHA Fiscal Year Beginning:** 04/2001

### PHA Plan Contact Information:

Name: Glenda Lucas

Phone: 502-845-4769

TDD: 1-800-648-6056

Email (if available): haemin@iglou.com

### 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.

**Contents**

Page #

**Annual Plan**

- i. Executive Summary (optional)
- ii. Annual Plan Information
- iii. Table of Contents
  - 1. Description of Policy and Program Changes for the Upcoming Fiscal Year
  - 2. Capital Improvement Needs
  - 3. Demolition and Disposition
  - 4. Homeownership: Voucher Homeownership Program
  - 5. Crime and Safety: PHDEP Plan
  - 6. Other Information:
    - A. Resident Advisory Board Consultation Process
    - B. Statement of Consistency with Consolidated Plan
    - C. Criteria for Substantial Deviations and Significant Amendments

**Attachments**

- x Attachment A : Supporting Documents Available for Review
- x Attachment \_\_: Capital Fund Program Annual Statement
- x Attachment \_b\_: Capital Fund Program 5 Year Action Plan
- Attachment \_\_: Capital Fund Program Replacement Housing Factor Annual Statement
- Attachment \_\_: Public Housing Drug Elimination Program (PHDEP) Plan
- x Attachment \_\_: Resident Membership on PHA Board or Governing Body
- x Attachment \_\_: Membership of Resident Advisory Board or Boards
- x Attachment \_c\_: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)
- x Other (List below, providing each attachment name)  
Executive Summary ky078a01

**ii. Executive Summary**

[24 CFR Part 903.7 9 (r)]

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

See Attachment ky078a01

**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? \$ 166,222

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 ky078b01

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

The Capital Fund Program Annual Statement is provided imbedded in template.

**3. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

<b>Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)</b>
1a. Development name:
1b. Development (project) number:

2. Activity type: Demolition Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission:
5. Number of units affected:
6. Coverage of action (select one) Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

**4. Voucher Homeownership Program**

[24 CFR Part 903.7 9 (k)]

A.  Yes x 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) ky078c01
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 ky078c01.
  - 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 Eminence 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 three 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 85 housing units. The mission of the Authority is: The Housing Authority of Eminence is to promote adequate, affordable housing, and ac suitable living environment for the families we serve, without discrimination. It should be noted at this time the Housing Authority of Eminence 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 Eminence 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 Eminence 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 15% 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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
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
X	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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	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"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
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
X	Other supporting documents (optional) Community Service Requirement Policy	Community Service

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/**

<b>PHA Name: Housing Authority of Eminence</b>	<b>Grant Type and Number</b> Capital Fund Program: KY36-P078-50201 Capital Fund Program Replacement Housing Factor Grant No:
--	---

**Original Annual Statement**     
  **Reserve for Disasters/ Emergencies**   
  **Revised Annual Statement**  
 **Performance and Evaluation Report for Period Ending:**     
  **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost	
		Original	Revised
1	Total non-CFP Funds		
2	1406 Operations		
3	1408 Management Improvements		
4	1410 Administration	1,222	
5	1411 Audit		
6	1415 liquidated Damages		
7	1430 Fees and Costs	19,000	
8	1440 Site Acquisition		
9	1450 Site Improvement	3,200	
10	1460 Dwelling Structures	140,000	
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Nondwelling Structures		
13	1475 Nondwelling Equipment		
14	1485 Demolition		
15	1490 Replacement Reserve		
16	1492 Moving to Work Demonstration		
17	1495.1 Relocation Costs	2,800	
18	1498 Mod Used for Development		
19	1502 Contingency		
20	Amount of Annual Grant: (sum of lines 2-19)	166,222	
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		
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/  
 Part II: Supporting Pages**

PHA Name: Housing Authority of Eminence		<b>Grant Type and Number</b> Capital Fund Program #: KY36-P078-50201 Capital Fund Program Replacement Housing Factor #:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	
				Original	Revised
PHAW		1410	2	1,222	
PHAW	Architect/Engineer	1430	1	9,500	
PHAW	Management Consultant	1430	1	9,500	
KY78-01	Lateral Lines	1450	4	3,200	
KY78-01	Underslab Plumbing	1460	4	8,800	
KY78-02	Kitchen Renovation	1460	20	60,000	
KY78-02	Paint & Plaster units	1460	20	40,000	
KY78-02	Bathroom floor replacement	1460	20	20,000	
KY78-02	Screen Doors	1460	58	11,200	
PHAW	Relocation	1495	5	2,800	

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

PHA Name: Housing Authority of Eminence		Grant Type and Number Capital Fund Program #: KY36-P078-50201 Capital Fund Program Replacement Housing Factor #:					Federal
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			
	Original	Revised	Actual	Original	Revised	Actual	
PHAW	3/31/03			3/31/04			
KY78-01	3/31/03			3/31/04			
KY78-02	3/31/03			3/31/04			

**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: Neshia Allen

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

- Elected
- x  Appointed

C. The term of appointment is (include the date term expires): 4/01/00 to 4/01/04

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: 04/01/2001

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

**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.)

1. Ruth McCoy
2. Debbie Abbott
3. Dorothy Phillips

## RESIDENT COMMENTS

---

The Housing Authority of Eminence has engaged in seeking resident and public comments on our Agency Plan. In the course of compiling the Plan we engaged in the following process.

A resident meeting was conducted on October 10<sup>th</sup>. Executive Director Glenda Lucas, Neshia Allen, Resident Commissioner, and the Ruth Ann McCoy of the Resident Advisory Board, attended the meeting. Activities for elderly and children were discussed. The Community Service Requirement would be a way to get bilingual classes into the Authority and GED classes. The Adult Learning Center will be contacted. Community Service was explained, but neither resident had any comments.

Ruth McCoy was not in favor of pets being allowed, she thinks other residents would not take responsibility for their pets. Neshia Allen is opposed to the Pet rule and feels it could be dangerous even with small pets around children. Both residents have an understanding that the Pet Rule must be enforced and are in favor of a very strict policy.

Both residents expressed an interest in forming a Block Watch Program. The local police will be contacted on how to do this.

Another meeting of the Resident Advisory Board was conducted on December 6, 2000. This meeting was attended by the Resident Advisory Board members: Ruth Ann McCoy, Debbie Abbott, and Dorothy Phillips. Director Glenda Lucas and Ed Cooper of Consultants Plus also attended this meeting.

This meeting introduced the funding amount for the Capital Fund Program in the 2001 Annual Plan. The amount used was the previous years amount \$166,222. The accomplishment of the modernization of Canon Court was discussed. It was announced that the windows and siding work would be started in the early Spring of 2001. Mention was made of the single egress units in buildings 1, 2 and 3. An emergency deployable ladder system is being proposed. This will be coordinated with the architect who is doing the design for the windows and siding. This work item will be in either the 2001 or 2002 Capital fund Program. Further work at Canon Court is to be funded with 2001-2004 funds. It was noted that the Authority would like to get to air condition its units, but it would be beyond the immediate range of this plan.

The Authority was trying to get some response from the residents about a security issue identified by the Resident Service and Satisfaction Survey. The Authority had previously sent out a survey to identify potential safety issues and got no response from the residents.

One resident in attendance stated that any problems that occurred were after the Authority staff had left for the day. It was also stated that the problems originated with persons not living at the Authority. Lighting at the rear of the units at Canon court was proposed. This is being studied by the Authority for inclusion in the work at a later date. Establishment of a Block Watch Program was being studied by Director Lucas. She will contract the Police Chief on how to do this. On a related issue the Authority's Criminal trespass Policy is being reviewed by the City Attorney.

Another idea from the residents was a bike path. It was explained that there is no funding for this type of work at this time although the work could be done at a later date. The other objection to this was the liability issue that would be incurred by the Authority.

The topic of Community Service was addressed to determine if the residents had any ideas on what should be done. The ideas were for a Playground Monitor, GED Classes, and Parenting Classes. This will be developed by Director Lucas.

The Public Meeting was conducted on January 8, 2001 at 6 PM. The Public Meeting was attended by Director Lucas and Ed Cooper of Consultants Plus. No residents were in attendance at the meeting. The

Small PHA Plan Update was reviewed and technical revisions were made for clarity. The meeting closed at 6:30 PM.

## EXECUTIVE SUMMARY

---

The Housing Authority of Eminence 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 Eminence:

*The mission of Housing Authority of Eminence is to promote adequate, affordable housing, and a suitable living environment for the families we serve, without discrimination.*

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

**Goal One:** Make public housing the affordable housing of choice for the very low-income residents of our community.

**Objective:** The Housing Authority of Eminence shall achieve a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System.

**Progress:** The Housing Authority will be working on the security issue identified by the RASS. A safety survey conducted by the Authority got no response from residents. A Block Watch was proposed by the Resident Advisory Board. There are only three vacant units at this time.

**Goal Two:** Maintain the EMINENCE Housing Authority's real estate in a decent condition.

**Objective:** The Housing Authority of Eminence shall have all of its units in compliance with the Kentucky Building Code by December 31, 2004.

**Progress:** The Authority sustained an excellent rate of maintenance service in the past year. Unit turnovers are at 30 this year compared to 42 units last year. The Authority is working at modernizing its units with beginning with siding and window replacement at Canon Court and underslab plumbing repairs at Windy Hills, both in the Spring of 2001. An Architect and a Consultant have been hired for the 1999 CIAP and 2000 CFP. Bids are to be opened on January 17, 2001 for the replacement of windows and siding at Canon Court. The Authority is studying ways to free up maintenance time.

**Goal Three:** Operate the Housing Authority of Eminence in full compliance with all Equal Opportunity laws and regulations.

**Objectives:** 1. The Housing Authority of Eminence shall ensure equal treatment of all applicants, residents, tenant-based participants, employees, and vendors.

2. The Housing Authority of Eminence shall mix its public Housing development populations as much as possible with respect to ethnicity, race and income.

**Progress:** Less complaints were received this year by the Board than last year.

**Goal Four:** Improve access of public housing residents to services that support economic opportunity and quality of life.

**Objective:** The Housing Authority of Eminence shall ensure that all of its school age children are regularly attending school.

**Progress:** As part of its Community Service Requirements the Authority is working to create GED classes, parenting classes, referrals to the food stamp agency, referrals to Tri County Action, Heating Assistance, Rental Support, and Adult Learning Center in New Castle.

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. Our funding amount for year 2001 is \$166,222. Here are just a few highlights of our Annual Plan:

- Begin Comprehensive Modernization of Canon Court
- Continue Underslab Plumbing work at Windy Hills

In summary, we are on course to improve the condition of affordable housing in Eminence.

Sincerely yours,

Glenda Lucas  
Executive Director

### 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.

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
KY 78-01	Windy Hills	1	2.5%
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
Replace underslab plumbing			93,000
New Vinyl Floor Tile			46,000
80 New Prime Doors			46,000
Refrigerators & Stoves			25,000
Lighting			52,000
Hardwired Smoke Detectors			54,000
Architect & Consultant Fees			30,000
<b>Total estimated cost over next 5 years</b>			<b>346,000</b>

### 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.

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
KY 78-02	Canon Court	3	6.7%
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
			<b>Planned Start Date (HA Fiscal Year)</b>
<b>Comprehensive Modernization on all units</b>			<b>2002-2005</b>
<b>Kitchens</b>			<b>86,250</b>
<b>Bathroom underlayment</b>			<b>25,000</b>
<b>Paint &amp; Plaster units</b>			<b>50,000</b>
<b>Replace Hot Water Heaters</b>			<b>27,550</b>
<b>Refrigerators &amp; Stoves</b>			<b>25,000</b>
<b>Hardwire Smoke Detectors &amp; Fire Escapes</b>			<b>76,750</b>
<b>Architect &amp; Consultant Fees</b>			<b>28,338</b>
<b>Total estimated cost over next 5 years</b>			<b>318,888</b>