

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

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 Sturgis

PHA Number: KY094

PHA Fiscal Year Beginning: (mm/yyyy) 04/2001

PHA Plan Contact Information:

Name: Nancy Shelton (EXECUTIVE DIRECTOR)

Phone: 270-333-4231

TDD: 1-800-648-6056

Email (if available):nshelton@apex.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 20**
[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	<u>Page #</u>
Annual Plan	
i. Executive Summary (optional)	1
ii. Annual Plan Information	
iii. Table of Contents	
1. Description of Policy and Program Changes for the Upcoming Fiscal Year	3
2. Capital Improvement Needs	6
3. Demolition and Disposition	7
4. Homeownership: Voucher Homeownership Program	8
5. Crime and Safety: PHDEP Plan	8
6. Other Information:	
A. Resident Advisory Board Consultation Process	9
B. Statement of Consistency with Consolidated Plan	10
C. Criteria for Substantial Deviations and Significant Amendments	12
D. Follow Up Plan : Resident Satisfaction Survey	13
E. Progress in meeting mission and goals	13
Attachments	
<input type="checkbox"/> Attachment A : Supporting Documents Available for Review	1
<input type="checkbox"/> Attachment _B_: Capital Fund Program Annual Statement	5
<input type="checkbox"/> Attachment _C_: Capital Fund Program 5 Year Action Plan	9
<input type="checkbox"/> Attachment __: Capital Fund Program Replacement Housing Factor Annual Statement	
<input type="checkbox"/> Attachment __: Public Housing Drug Elimination Program (PHDEP) Plan	
<input type="checkbox"/> Attachment _D_: Resident Membership on PHA Board or Governing Body	21
<input type="checkbox"/> Attachment _E_: Membership of Resident Advisory Board or Boards	22
<input type="checkbox"/> Attachment __: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)	
<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

The Agency Plan has been prepared with a great deal of thought and effort in order to comply with the statutory requirements of the Quality Housing and Work Responsibility Act. The resident advisory counsel met and offered suggestions and comments during the planning stage. The residents were asked what improvements they would like to see over the next few years. All responses were considered and those feasible were included in our long term plan.

A public hearing was held after Plan was available for review and comment for 45 days.

To promote self-sufficiency and ease transition from welfare to work, flat rents have been established and tenants are now given a choice of flat rent or income-based rent. We are phasing in rent increases for qualified residents that transition from welfare to work.

Although a very small PHA, we partner to provide services such as G.E.D. on site, use our community room for a voting poll and more. We have excellent cooperation with the City and with the local Public assistance office. Annually we coordinate with Union Co. Bd. Of Education to make sure that all HA children are enrolled in school.

We partner with Audubon Area Community Services to make home heating assistance available to qualified residents. We partner with Black Diamond CB Club to ensure that each family receives a Xmas basket.

Crime statistics from local police show that crime is less on HA site than in the jurisdiction. Random sampling of tenants respond that they feel safe living in this HA.

We strive to be an important link in the chain in Union Co. offering housing to a broad range of incomes as well as an adequate number of designated units for the elderly and disabled.

Through our plan, we will continue to modernize our property as needed in a cost-effective manner and strive to continue to be recognized as a high or standard performer. Our funding sources include rental income, investment income, operating funds, capital funds plus we have an adequate reserve level.

Through our screening policies, we strive to ensure that new admissions will be good neighbors.

Both a pet policy and a community service policy have been adopted. The pet policy is restrictive enough to protect the residents' safety and peaceful enjoyment. The community service requirement will become effective with the beginning of new fiscal year, April 1st, 2001.

A 5-year needs assessment helped us to realize some of our long-term capital funding needs, making it possible to do a realistic 5-year capital fund action plan. With limited subsidies, we anticipate having to use some of our capital funds for operations.

We anticipate a need for capital funds in a range of \$400,000 - \$500,000 total for the next 5-year period.

The mission of the Sturgis Housing Authority is to provide adequate, affordable housing, economic opportunities and a suitable living environment for the families we serve, without discrimination. We have adopted goals and objectives which, if accomplished, will work toward the achievement of our mission.

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.

A new pet policy was adopted by the board of Commissioners on 08/28/2000, And became effective 10/01/2000. Highlights of this policy are:

Each head of household may own up to two pets. If one of the pets is a cat or a dog (or other four-legged animal) the second must be contained in a cage or an aquarium for fish.

If pet is a cat or a dog, it must be neutered /spayed by the age of six months and cat must be de-clawed by the age of 3 months.

If the pet is a cat or a dog it must have received rabies and distemper inoculations or boosters. Evidence can be provided by a statement /bill from veterinarian or staff of the humane society.

No animal shall be permitted to be loose, must be on a leash when outside and must wear I.D. collar.

All authorized pets must be under control of an adult.

Pets may not be left unattended for more than 24 hours.

Resident must identify an alternate custodian for pets.

Animals or breeds of animals considered by HA to be vicious and/or intimidating will not be allowed.

If animal should become destructive, create a nuisance, represent a threat to the safety and security of other persons or create a problem in the area of cleanliness and sanitation, housing manager will notify tenant in writing that animal must be removed within 10 days. Tenant may request a hearing which will be handled according to HA grievance procedure.

Tenant responsible for cleaning up waste of pet and disposing of it properly. There will be a charge if HA staff is required to clean any waste left by pet.

Tenant should have pets restrained so that maintenance can be performed in the apartment.

Refundable deposit is required for each pet as follows:

**Dog: \$175
Cat: \$140
Aquarium \$70
Caged Pets \$100**

Deposit shall be utilized to offset damages caused by pet and/or tenant. It shall be a serious violation of lease for any tenant to have a pet without proper approval and without having complied with the terms of the pet policy.

COMMUNITY SERVICE REQUIREMENT POLICY:

Effective 04/01/2001

All adult public housing residents are required to spend 8 hours each month engaged in community service or participating in a self-sufficiency program. There are a number of exemptions from this requirement including :

- A. those 62 years of age or over**
- B. blind or disabled individuals or their caretakers**
- C. those who are working**
- D. those exempted from state work programs, including welfare to work programs**
- E. those families in compliance with and receiving assistance from a state – funded work program, including welfare to work programs**

Records will be kept of each adult resident who does not fall into the above categories and will determine compliance with the service requirement 30 days before the end of each lease term. The PHA lease will now become a 12-month lease that automatically renews except for failure to perform community service.

If community service work is performed away from the housing authority, resident is required to bring in documentation.

Attending GED classes will be acceptable to meet community service requirement if properly documented.

Community service activities could include:

***improving the physical environment of the resident development**

*** volunteer work in a local school, hospital, child-care center, homeless shelter or other community service organization**

F. working with youth organization

G. participation in programs that develop and strengthen resident self-responsibility such as :

**drug and alcohol abuse counseling and treatment
English proficiency**

H. assisting elderly who live in the complex

***other HA approved activity**

No PHA employee will be laid off due to residents performing jobs at PHA to fulfill community service requirement.

Documentation proving compliance will be placed in resident's file at time of re-examination.

PHA will determine annually if non-exempt residents are in compliance.

Non-compliant families will be permitted to cure the noncompliance.

Non-compliant adult and head of household must sign an agreement to make up the hours within the next 12-month period.

Continue non-compliance will result in eviction of the entire family unless the non-compliant family member is no longer part of the household.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

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

B. What is the amount of the PHA’s estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ _89,900_____

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

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

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

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

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 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: 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

<p>7. Relocation resources (select all that apply)</p> <p><input type="checkbox"/> Section 8 for units</p> <p><input type="checkbox"/> Public housing for units</p> <p><input type="checkbox"/> Preference for admission to other public housing or section 8</p> <p><input type="checkbox"/> Other housing for units (describe below)</p>
<p>8. Timeline for activity:</p> <p>a. Actual or projected start date of activity:</p> <p>b. Actual or projected start date of relocation activities:</p> <p>c. Projected end date of activity:</p>

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?

A. If yes, the comments are listed below:

RAB members met with ED twice to discuss annual and 5-year plans and offered the following comments and suggestions :

Goals and objectives are suitable and they feel that we are making progress in attaining them.

Local preferences were discussed. RAB felt that ours are giving us a reasonable balance of working families and extremely low income families.

As a whole, RAB (and comments received from resident body as a whole) do not feel that all family units being allowed pets is a good idea but if it is mandated they felt that a policy must be restrictive to keep any control.

Feelings were mixed on community service requirements.

Comment received that it had helped the working families to have reasonable flat rents and request that at least for this plan year, they not be increased.

ED asked for suggestions for capital fund improvements for 2001 and future years.

RAB suggested: nice park benches to go with the new playground equipment

AC (central) be added to units as funds permit

That some appliances be replaced each year

Some of the porch columns are looking bad and could we begin replacing them?

Some elderly residents have asked RAB about possibility of a laundry facility

Discussed security deposits and feel that they are satisfactory for now

B. 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 _____.

- Keep local preferences as they are
- Adopt restrictive pet policy
- Keep flat rents at present levels for now
- Add park benches to 2001 capital funding
- Continue with adding central air
- Continue with appliance replacement
- Add replacement of some porch columns to 2001 capital funds
- Keep security deposit and pet deposit as in lease and new pet policy
- Laundry facility in consideration in 5-year plan but not feasible for 2001

Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA’s consideration is included at the end of the RAB Comments in Attachment ____.

Other: (list below)

B. Statement of Consistency with the Consolidated Plan

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

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

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

state consolidated plan shows special housing needs for

- A. extremely low income households
- B. disabled persons
- C. victims of domestic violence – state plan states that many returned to their abusers and did so because they were unable to acquire affordable housing on their own.
- D. Elderly –state plan states that elderly often have low income, poor health and have less family support than in the past.

Sturgis Housing Authority considered these “special needs” groups when establishing local preferences as follows:

SHA will reserve 40% of new admissions to those with extremely low incomes (less than 30% of A.M. I.)

Local preference for elderly/disabled individuals over other singles and extend the working family preference to include seniors and persons with disabilities

Local preference for victims of domestic violence

A proposed accomplishment to be achieved in state strategic plan is :
Preservation of all existing affordable rental housing – SHA is striving to accomplish this through carefully planned capital fund budgeting , regular preventive maintenance and good routine maintenance in our complex.

In strategic plan (strategy to reduce poverty): The primary root of economic self-sufficiency is the provision of gainful employment that will provide a livable wage. One of the goals of SHA is to promote self-sufficiency with related objectives such as to maintain or increase our number of working families, to partner to provide GED on site, and to ease transition from welfare to work by establishing reasonable flat rents and phasing in rent increases for qualified residents.

Kentucky Consolidated Plan states that one of the main causes of poverty is lack of adequate education. SHA will network to provide GED classes on site and will coordinate with Union County Board of Education to ensure that children living at this complex are enrolled in school.

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:

partner to provide GED on site

effective cooperation with city /local police /sheriff department /welfare office

partner with Audubon Area Comm. Services – home heating assistance and financial aid when families are in distress

partner with Bd Of Ed – annually share list of school age children

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) described above in #2(other)

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.

E. Substantial Deviation from the 5-year Plan: Board – approved change of mission statement

B. Significant Amendment or Modification to the Annual Plan: Changes to rent or admissions policies or organization of the waiting list

Additions of non-emergency work items (items not included in the current annual statement or five-year action plan) or change in use of replacement reserve funds under the capital fund

Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements. Such changes will not be considered significant amendments by HUD

D. Follow Up Plan : Resident Satisfaction Survey

HA's score in the "safety " section required a follow-up plan. The part that gave HA an unsatisfactory score concerned a neighborhood crime watch. Residents answered truthfully that they were not aware of one in the HA.

When survey results came, ED called a meeting of residents, including RAB. Residents were asked if they feel safe living in this complex and if they feel a need for a neighborhood crime watch. Residents gave the following comments:

We have very little crime in this area (HA)

We have good police protection and patrol . They come through here all the time day and night and when you call them, they come quickly.

We have kind of an informal neighborhood watch because parents watch the park area and report to the office (or police) when something is going on.

Elderly resident commented that the elderly section kind of watch out for one another, checking on each other regularly and reporting if they don't see someone or someone doesn't answer the door or phone.

Resident commented that they think that residents do feel safe here day or night and many agreed. No opposition

After hearing the resident opinions, HA does not feel the need to organize a neighborhood crime watch.

F. PROGRESS IN MEETING MISSION AND GOALS

During the past year, Sturgis Housing Authority has assisted persons with wide range of incomes and needs in a non-discriminatory manner using local preferences and reserving 40% of new admissions to those with extremely low incomes.

Sturgis Housing Authority has promoted self-sufficiency by maintaining our increased number of working families, providing GED and tutoring on site

and by easing the transition from welfare to work by establishing reasonable flat rents and phasing in rent increases for qualified residents.

Our goal to provide a safe and secure environment has been attained by a stronger communication/cooperation with our local police department. When a new police chief was hired during this past year, E.D. invited him on site for a meeting and explained how crucial a mutual cooperation is for the Housing Authority. He has taken a special interest and the entire department has been very cooperative. Police department and H.A. worked together on a suspected marijuana-growing operation in one of the units which culminated in an eviction. Reports from local police show that incidents of crime are higher in jurisdiction as a whole than within the H.A. A poll of residents show that they feel very safe living in this complex.

Our goal to manage S.H.A. in an efficient and effective manner thereby qualifying as a standard or high performer was met as evidenced with PHAS advisory score of 94.2 for FYE 03/31/2000.

By progressing steadily to meet the goals and objectives, we are successfully working toward the achievement of our mission which is to promote adequate, affordable housing, economic opportunities and a suitable living environment for the families we serve without discrimination.

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
	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
	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
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
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 <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 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
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	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
	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 checked="" 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 ATTACHMENT B
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/**

PHA Name Housing Authority Of Sturgis		Grant Type and Number Capital Fund Program: KY36P09450201 Capital Fund Program Replacement Housing Factor Grant No:		
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised		
<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		
		Original	Revised	
1	Total non-CFP Funds			
2	1406 Operations	29000		
3	1408 Management Improvements	2500		
4	1410 Administration	800		
5	1411 Audit			
6	1415 liquidated Damages			
7	1430 Fees and Costs	4000		
8	1440 Site Acquisition			
9	1450 Site Improvement	3700		
10	1460 Dwelling Structures	42400		
11	1465.1 Dwelling Equipment—Nonexpendable	5000		
12	1470 Nondwelling Structures			
13	1475 Nondwelling Equipment	2500		
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)	89900		
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			

Replace stoves	8000	2002,2003,2004,
Replace refrigerators	8300	2002,2003,2004,
Add central air to units/replace furnaces	64000	2002,2003,2004,
Site fill and drainage	2000	2003
Playground equipment and safety surfacing	6000	2004
Parking bumpers	700	2002
Repair slab settling	22000	2003
Bids and publications	4800	2002,2003,2004,
Management consultant / A.E.	20000	2002,2003,2004,
Equipment / storage/ maintenance	13000	2003
Roof repair	9000	2004
Dwelling unit prep and paint	14500	2002,2003,2004,
Benches/ picnic tables	4000	2002,2003
Bathtub inserts	15000	2003,2004
Operations	100000	2002,2003,2004,
Screen door replacements	13500	2004,2005
Rebuild garbage can pads	3600	2002
Replace gutter/ downspouts	12800	2003,2004
d		

Window kit@ showers	3500	2003
Refinish cabinets	15000	2004,2005
Porch columns	4500	2002
Door frames	3000	2002
Countertops	3500	2003
Computer equipment and training	5800	2003,2004
Water heaters	3000	2004
Truck	16500	2005
Laundry facility	12500	2005
Replace tile flooring	8500	2005
Total estimated cost over next 5 years	Including year one of the five year cycle (Capital Fund program annual statement) \$486,900.00	

FY 1996						
FY 1997						
FY1998						
FY 1999						

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.

B. PHDEP Budget Summary

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

FFY _____ PHDEP Budget Summary	
Original statement	
Revised statement dated:	
Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	
9115 - Special Initiative	
9116 - Gun Buyback TA Match	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	

C. 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.

9110 - Reimbursement of Law Enforcement						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	
1.							
2.							
3.							

9115 - Special Initiative						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	
1.							
2.							
3.							

9116 - Gun Buyback TA Match						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	
1.							
2.							
3.							

9120 - Security Personnel						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	
1.							
2.							
3.							

9130 – Employment of Investigators						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	
1.							
2.							
3.							

9140 – Voluntary Tenant Patrol						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	
1.							
2.							
3.							

9150 - Physical Improvements						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	
1.							
2.							
3.							

9160 - Drug Prevention						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	
1.							
2.							

3.					
----	--	--	--	--	--

9170 - Drug Intervention						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	
1.							
2.							
3.							

9180 - Drug Treatment						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	
1.							
2.							
3.							

9190 - Other Program Costs						Total PHDEP Funds: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	
1.							
2.							
3.							

Required Attachment _D___: Resident Member on the PHA Governing Board

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

A. Name of resident member(s) on the governing board: Philip Rigdon

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

- Elected
- Appointed

C. The term of appointment is (include the date term expires): 07/01/2000 to 07/08/2002
Mr. Rigdon was appointed to serve out the term of an elderly board member who resigned

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: 07/08/2001

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

Required Attachment ___E___: 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.)

Stacey Ostavitz

Margie Hughes

Betty Penick

Philip Rigdon