

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

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Small PHA Plan Update  
Annual Plan for Fiscal Year: 2001

ky122v01

**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:** Beaver Dam Housing Authority

**PHA Number:** KY122

**PHA Fiscal Year Beginning:** 10/2001

### PHA Plan Contact Information:

Name: Cheryl Walden

Phone: 270-274-7504

TDD: 1-800-247-2510

Email (if available): habeaverdam@kih.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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#### **Attachments**

- Attachment A : Supporting Documents Available for Review (ky122a01)
- Attachment B : Capital Fund Program Annual Statement (ky122b01)
- Attachment C : Capital Fund Program 5 Year Action Plan (ky122c01)
- Attachment \_\_ : Capital Fund Program Replacement Housing Factor Annual Statement
- Attachment \_\_ : Public Housing Drug Elimination Program (PHDEP) Plan
- Attachment D : Resident Membership on PHA Board or Governing Body (ky122d01)
- Attachment E : Membership of Resident Advisory Board or Boards (ky122e01)
- Attachment F : Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text) (ky122f01)
- Attachment G : Revised Annual Statement #1 & P&E Report for period ending 03/31/2001 for KY122501-00 (ky0122g01)
- Attachment H : Component 3,(6) Deconcentration and Income Mixing (ky122h01)

#### 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.

The Beaver Dam Plan for 2000 made all required changes to the ACOP, Policies, and Lease. With additional input from the RAB, the Housing Authority is in the process of amending both the Pet Policy and Community Service. The RAB requested stricter enforcement and qualifications to the Pet Policy. The Beaver Dam Housing Authority Board agreed and it has been presented to all residents for comments. The Housing Authority has met all its specific Goals for 2001: benches, additional lighting at picnic shelter, "No Trespass Policy" in cooperation with the local police.

## **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? \$ 107,848

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 (ky122c01)

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

The Capital Fund Program Annual Statement is provided as Attachment B (ky122b01)

## **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

<b>Demolition/Disposition Activity Description</b> <b>(Not including Activities Associated with HOPE VI or Conversion Activities)</b>	
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: <u>(DD/MM/YY)</u>	
5. Number of units affected:	
6. Coverage of action (select one)	
<input 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 type="checkbox"/> 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  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? \$       N/A
- 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) F (ky122f01)
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 F (ky122f01).
  - 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: 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)
  
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 Beaver Dam Housing Authority has sent its 2001 Annual Plan Update to KHCA for input or comment.

## 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 Beaver Dam Housing Authority 2000 Plan defined the substantial deviation to the 5-year plan as the addition of a new year or any deletion of current goal, missions, or strategy. It does not include modifications nor deviations based on emergencies or circumstances out of the Housing Authority control.

**B. Significant Amendment or Modification to the Annual Plan:** The Beaver Dam Housing Authority 2000 Plan and Policy updates defined a significant amendment or modification to the Annual Plan as the addition or inclusion of any goal, mission, strategy or work item not included in the 5-year Plan and/or not classified as emergencies or circumstances out of the Housing Authority control. The moving of goals, missions, strategy, or work items from one plan year to another plan year, necessitated by funding or budgeting constraints, does not constitute a substantial deviation nor significant amendment or modification.

**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
N/A	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 checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	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

<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	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
N/A	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
N/A	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	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 checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
N/A	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
N/A	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
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
N/A	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
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	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
N/A	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
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
N/A	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 checked="" 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
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

**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:

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

- Elected
- Appointed

C. The term of appointment is (include the date term expires):

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.
- 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 as of this date no resident has expressed a desire to become a member of the Board for the present term. Mrs. Lillie Cannon, 4001 Walden Court, has agreed to participate in the coming year and to be appointed to the next vacancy on the Board.

B. Date of next term expiration of a governing board member: 03/31/2002

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

**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.)

Lillie Cannon	4001 Walden Court
Sandy McEuen	3030 James Court
Ruby Kuykendall	3041 Walden Court
Arnorn Ball	4042 Walden Court
Cheryl Walden	3030 James Court
Tina Goodman	4053 Walden Court
Jerry Widner	4022 James Court

**MINUTES RESIDENT ADVISORY BOARD**  
**APRIL 3, 2001**

The Resident Advisory Board met on April 3, 2001 in the community room of the Housing Authority of Beaver Dam. Present at this meeting were Ruby Kuykendall, Sandy McEuen, Lillie Cannon, Cheryl Walden, and Arnom Ball. Absent was Tina Goodman.

Minutes of the previous meeting were approved as read.

Mrs. Walden stated she had sent additional letters to other possible RAB members, i.e. Pat Hall, Kathy White, and Jerry Widner. None showed for the meeting today.

A discussion was held regarding the updating of the five year plan. A past history of the monies spent since 1991 on various CIAP projects was given to the board. This breakdown shows the amount of funding received during those years and how the money was spent. A copy of the proposed work items for the five year plan, as prepared last year, was also provided. This provided the board with a summary of past and future plans. Ideas mentioned as possibilities for the plan are: (1) walking trail which could also be used for the children to ride their bikes, trikes, etc. (2) basketball court on Walden Court (3) a designated horseshoe/washer pit for residents use (4) remove the driveway area which is adjacent to the OLM building, once the maintenance building is completed (5) remove the step-up to the front porch at the efficiency units (not all 12 have a step-up).

The Director mentioned that the PHA's Board of Commissioners was looking into the possibility of additional parking on Walden Court. It was agreed that more parking was needed.

The Board gave their suggestions regarding the pet policy. All present felt we did not need additional pets here, but they were advised that the laws have changed and we need to make our policy fit the needs of our community. Some felt we should have a deposit and some did not. All felt we needed to limit the number of household pets allowed. No more than one dog or one cat, but could allow one additional type of pet such as bird, turtle – but not a dog and cat.

Members were advised to be talking with their neighbors about the update to the plan and that we would schedule another meeting in a few weeks to further discuss any other ideas they have regarding the plan.

No further business, meeting adjourned.

/s/ Lillie Cannon

/s/ Sandy McEuen

/s/ Ruby Kuykendall

/s/ Arnom Ball

/s/ Cheryl Walden

**PHA RESPONSE:** The PHA considered the above comments but determined that no changes to the PHA Plan 2001 were necessary.

**MINUTES RESIDENT ADVISORY BOARD  
APRIL 17, 2001**

*The Resident Advisory Board met on April 17, 2001 in the community room of the Housing Authority of Beaver Dam. Present at this meeting were Ruby Kuykendall, Arnom Ball, and Sandy McEuen. Absent were Tina Goodman, Pat Hall, Cheryl Walden, and Jerry Widner.*

Minutes of the previous meet were not read.

A discussion was held regarding the new pet policy, which will effect Walden, and Barnard Courts. Arnom Ball was very concerned about the omission of hamsters from the new policy in addition to the deposits for fish tanks/bowls. He currently has 2 hamsters and a fish tank. He thinks it is unfair that he would not be permitted to purchase new hamsters (if something happened to the ones he currently has). He further thinks that current residents should be exempt from paying deposits for existing pets. He also expressed an opinion that all of the deposits and fees were too expensive for the low income people whom reside here.

Jerry Widner could not attend the meeting but phoned during the meeting to make comments. His opinion was that the new policy should be very strict to discourage residents from wanting pets. He doesn't believe that pets are appropriate for apartment complexes, the only exception being aquariums. Mr. Widner suggests dropping the deposits/fees for aquariums under 20 gallons.

Ruby Kuykendall expressed support for the new policy. She believes that the deposits/fees will make people take better care of their pets.

Advised RAB that I would talk with Cheryl to find out if any provisions have been made for existing pets at Walden and Barnard Courts.

No further business; meeting adjourned.

/s/ Ruby Kuykendall

/s/ Arnom Ball

/s/ Sandy McEuen

***PHA Response:*** *The PHA considered all comments, but determined that no changes to the PHA Plan 2001 were necessary.*

MINUTES RESIDENT ADVISORY BOARD  
JUNE 19, 2001

*The Resident Advisory Board met on June 19, 2001 in the community room of the Housing Authority of Beaver Dam. Present at this meeting were Ruby Kuykendall, Sandy McEuen, Lillie Cannon, Cheryl Walden, Arnom Ball, and Jerry Widner*

Minutes of the previous meeting were approved as read.

The Board was advised about the additional parking on Walden Court. The City is now in the process of installing the tile and gravel. It was decided to have one entrance with 40 feet of tile which will provide quite a number of parking spaces. Members felt this would help alleviate the parking problems created by the new apartment complex that was built at the end of 5<sup>th</sup> Street.

Mrs. Walden presented the annual plan. Members felt the plan was good and sound. Additional comments received were that the offices of the housing authority needed enlarging. Not enough room for tenants or applicants to receive the privacy they need. Advised all members to be thinking and talking with other residents about suggestions for the future.

No further business; meeting adjourned.

/s/ Lillie Cannon

/s/ Sandy McEuen

/s/ Ruby Kuykendall

/s/ Arnom Ball

/s/ Cheryl Walden

/s/ Jerry Widner

**PHA Comments:** The PHA considered all comments, but determined that no changes to the PHA Plan 2001 were necessary

**Component 3, (6) Deconcentration and Income Mixing**

- a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name:</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>

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**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
N/A	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 checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	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
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
N/A	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

<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 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
N/A	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	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 checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
N/A	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
N/A	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
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	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
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership

<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	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
N/A	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
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
N/A	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 checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
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
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)



<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Housing Authority of Beaver Dam		<b>Grant Type and Number</b> Capital Fund Program Grant No: KY36P122501-01 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2001
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	20,848			
3	1408 Management Improvements	8,000			
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	23,500			
10	1460 Dwelling Structures	4,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	40,000			
13	1475 Nondwelling Equipment	6,500			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	107,848			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				



<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: Housing Authority of Beaver Dam		Grant Type and Number Capital Fund Program No: KY36P122501-01 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	03-31-03			09-30-03			
James Court	03-31-03			09-30-03			
Barnard Court	03-31-03			09-30-03			



### Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Beaver Dam		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1			
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2002 PHA FY: 2002	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2005
	Annual Statement				
HA Wide		77,848	43,348	81,348	71,348
122-01 Walden/James		30,000	56,500	0	36,500
<b>122-03 Barnard</b>		0	8,000	26,500	0
CFP Funds Listed for 5-year planning		107,848	107,848	107,848	107,848
Replacement Housing Factor Funds					



Attachment C (ky122c01)

Total CFP Estimated Cost

| \$ 107,848



| \$ 107,848



Attachment C (ky122c01)

Cost	Total CFP Estimated	\$ 107,848			\$ 107,848
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**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)

B. Name of resident member(s) on the governing board:

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

- Elected
- Appointed

C. The term of appointment is (include the date term expires):

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.
- 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 as of this date no resident has expressed a desire to become a member of the Board for the present term. Mrs. Lillie Cannon, 4001 Walden Court, has agreed to participate in the coming year and to be appointed to the next vacancy on the Board.

B. Date of next term expiration of a governing board member: 03/31/2002

D. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): Mayor Robert Cox



Attachment C (ky122c01)

Attachment E (ky122e01)

**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.)

Lillie Cannon	4001 Walden Court
Sandy McEuen	3030 James Court
Ruby Kuykendall	3041 Walden Court
Arnorn Ball	4042 Walden Court
Cheryl Walden	3030 James Court
Tina Goodman	4053 Walden Court
Jerry Widner	4022 James Court

**MINUTES RESIDENT ADVISORY BOARD**  
**APRIL 3, 2001**

The Resident Advisory Board met on April 3, 2001 in the community room of the Housing Authority of Beaver Dam. Present at this meeting were Ruby Kuykendall, Sandy McEuen, Lillie Cannon, Cheryl Walden, and Arnom Ball. Absent was Tina Goodman.

Minutes of the previous meeting were approved as read.

Mrs. Walden stated she had sent additional letters to other possible RAB members, i.e. Pat Hall, Kathy White, and Jerry Widner. None showed for the meeting today.

A discussion was held regarding the updating of the five year plan. A past history of the monies spent since 1991 on various CIAP projects was given to the board. This breakdown shows the amount of funding received during those years and how the money was spent. A copy of the proposed work items for the five year plan, as prepared last year, was also provided. This provided the board with a summary of past and future plans. Ideas mentioned as possibilities for the plan are: (1) walking trail which could also be used for the children to ride their bikes, trikes, etc. (2) basketball court on Walden Court (3) a designated horseshoe/washer pit for residents use (4) remove the driveway area which is adjacent to the OLM building, once the maintenance building is completed (5) remove the step-up to the front porch at the efficiency units (not all 12 have a step-up).

The Director mentioned that the PHA's Board of Commissioners was looking into the possibility of additional parking on Walden Court. It was agreed that more parking was needed.

The Board gave their suggestions regarding the pet policy. All present felt we did not need additional pets here, but they were advised that the laws have changed and we need to make our policy fit the needs of our community. Some felt we should have a deposit and some did not. All felt we needed to limit the number of household pets allowed. No more than one dog or one cat, but could allow one additional type of pet such as bird, turtle – but not a dog and cat.

Members were advised to be talking with their neighbors about the update to the plan and that we would schedule another meeting in a few weeks to further discuss any other ideas they have regarding the plan.

No further business, meeting adjourned.

/s/ Lillie Cannon

/s/ Sandy McEuen

/s/ Ruby Kuykendall

/s/ Arnom Ball

/s/ Cheryl Walden

**PHA RESPONSE:** The PHA considered the above comments but determined that no

changes to the PHA Plan 2001 were necessary.

**MINUTES RESIDENT ADVISORY BOARD  
APRIL 17, 2001**

*The Resident Advisory Board met on April 17, 2001 in the community room of the Housing Authority of Beaver Dam. Present at this meeting were Ruby Kuykendall, Arnom Ball, and Sandy McEuen. Absent were Tina Goodman, Pat Hall, Cheryl Walden, and Jerry Widner.*

Minutes of the previous meet were not read.

A discussion was held regarding the new pet policy, which will effect Walden, and Barnard Courts. Arnom Ball was very concerned about the omission of hamsters from the new policy in addition to the deposits for fish tanks/bowls. He currently has 2 hamsters and a fish tank. He thinks it is unfair that he would not be permitted to purchase new hamsters (if something happened to the ones he currently has). He further thinks that current residents should be exempt from paying deposits for existing pets. He also expressed an opinion that all of the deposits and fees were too expensive for the low income people whom reside here.

Jerry Widner could not attend the meeting but phoned during the meeting to make comments. His opinion was that the new policy should be very strict to discourage residents from wanting pets. He doesn't believe that pets are appropriate for apartment complexes, the only exception being aquariums. Mr. Widner suggests dropping the deposits/fees for aquariums under 20 gallons.

Ruby Kuykendall expressed support for the new policy. She believes that the deposits/fees will make people take better care of their pets.

Advised RAB that I would talk with Cheryl to find out if any provisions have been made for existing pets at Walden and Barnard Courts.

No further business; meeting adjourned.

/s/ Ruby Kuykendall

/s/ Arnom Ball

/s/ Sandy McEuen

**PHA Response:** *The PHA considered all comments, but determined that no changes to the PHA Plan 2001 were necessary.*

MINUTES RESIDENT ADVISORY BOARD  
JUNE 19, 2001

*The Resident Advisory Board met on June 19, 2001 in the community room of the Housing Authority of Beaver Dam. Present at this meeting were Ruby Kuykendall, Sandy McEuen, Lillie Cannon, Cheryl Walden, Arnom Ball, and Jerry Widner*

Minutes of the previous meeting were approved as read.

The Board was advised about the additional parking on Walden Court. The City is now in the process of installing the tile and gravel. It was decided to have one entrance with 40 feet of tile which will provide quite a number of parking spaces. Members felt this would help alleviate the parking problems created by the new apartment complex that was built at the end of 5<sup>th</sup> Street.

Mrs. Walden presented the annual plan. Members felt the plan was good and sound. Additional comments received were that the offices of the housing authority needed enlarging. Not enough room for tenants or applicants to receive the privacy they need. Advised all members to be thinking and talking with other residents about suggestions for the future.

No further business; meeting adjourned.

/s/ Lillie Cannon

/s/ Sandy McEuen

/s/ Ruby Kuykendall

/s/ Arnom Ball

/s/ Cheryl Walden

/s/ Jerry Widner

**PHA Comments:** The PHA considered all comments, but determined that no changes to the PHA Plan 2001 were necessary.

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Housing Authority of Beaver Dam		<b>Grant Type and Number</b> Capital Fund Program Grant No: KY36P122501-00 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: (1)) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2001 <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	11,123.00	16,623.00	16,623.00	11,123.00
3	1408 Management Improvements	15,500.00	0	0	0
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,500.00	6,343.00	3,843.00	550.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	53,000.00	52,021.36	41,811.74	38,159.90
11	1465.1 Dwelling Equipment—Nonexpendable	5,000.00	4,788.00	4,788.00	0
12	1470 Nondwelling Structures	16,000.00	26,347.64	26,347.64	2,844.86
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	106,123.00	106,123.00	93,413.38	52,677.76
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				



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

PHA Name: Housing Authority of Beaver Dam		Grant Type and Number Capital Fund Program No: KY36P122501-00 Replacement Housing Factor No:					Federal FY of Grant: 2000
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	03/31/2002			03/31/2003			
KY122-01	03/31/2002			03/31/2003			
KY122-03	03/31/2002			03/31/2003			

**Component 3, (6) Deconcentration and Income Mixing**

- a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name:</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>