

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 the City of Lexington ,
609 East Third Street
Lexington, Nebraska 68850

PHA Number: NE010

PHA Fiscal Year Beginning: (07/2001)

PHA Plan Contact Information:

Name: Diane K. Adams, Executive Director
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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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- Attachment B: CIAP Annual Statement FY 1999 **Pg. #13**
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- Attachment F_: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text) **Pg.# 29**
- Other (List below, providing each attachment name)
- Attachment G : Minutes of the Public Hearing **Pg.# 30**

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 Lexington Housing Authority made major updates to the Public Housing Admissions and Continued Occupancy Policy and Section 8 Administrative Plan in the year 2000. The majority of the policy or program changes for this upcoming year are changes necessary to comply with QHWARA. The Public Housing Lease and Grievance Procedure were updated this year to comply with the required 8 hours per month volunteer work. The Deconcentration issue was addressed again this year now that it is clear that Lexington Housing Authority does not have enough public housing units to require deconcentration according to HUD requirements.

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? \$ 133,832.00

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 for FY 2000 and B 1 for FY 2001

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: <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. Deconcentration and Income Mixing

- a. ___ Yes X No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete.

5. 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):

6. 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 _____

7. 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 F

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 F.
- 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.
- 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: State of Nebraska
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: Lexington Comprehensive Plan Update Dated 1999 - 2009
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: **The commitments of the Lexington Housing Authority are in line with the Consolidated Plan for the State of Nebraska as well as the Comprehensive Plan Update of the City of Lexington. The Lexington Housing Authority is working hard to be the area's affordable housing of choice as stated in our Mission Statement, With the diverse changing population in our community the Lexington Housing Authority is striving to be a leader in providing affordable, decent, safe and sanitary housing opportunities for all persons in a nondiscriminatory manner.**

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.

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the Lexington Housing Authority that fundamentally change the mission, goals, objectives or plans of the agency and which require formal approval of the Board of Commissioners.

A. Substantial Deviation from the 5-year Plan: No Substantial deviations have been made.

B. Significant Amendment or Modification to the Annual Plan: The only significant amendments or modifications to the Annual Plan are the few policy changes as outlined in Number 1, Summary of Policy or Program Changes for the Upcoming Year.

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	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
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	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
	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	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
	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for 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
	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
X	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 (PHEDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
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)

Attachment B

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Lexington Housing Authority	Grant Type and Number CIAP NE26P01090799 Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2000
 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	17,363.00		17,363.00	17,363.00
3	1408 Management Improvements				
4	1410 Administration	1,000		-0-	-0-
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	56,643.11		16,215.07	7,525.07
10	1460 Dwelling Structures	47,135.00		19,461.42	-0-
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	8,021.00		4,345	-0-
13	1475 Nondwelling Equipment	8,476.89		7,135.75	4,476.89
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)	138,639.00		64,520.24	29,364.96
22	Amount of line 21 Related to LBP Activities	-0-			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Lexington Housing Authority	Grant Type and Number CIAP NE26P01090799 Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2000
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance	-0-			
24	Amount of line 21 Related to Security – Soft Costs	-0-			
25	Amount of Line 21 Related to Security – Hard Costs	-0-			
26	Amount of line 21 Related to Energy Conservation Measures	9,800.00			

Attachment B

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

PHA Name: Lexington Housing Authority		Grant Type and Number CIAP NE26P01090799 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NE010-01/Eastlawn	Underground Sprinkler	1450		40,428.04		-0-	-0-	Incomplete
	Fluorescent Ceiling Fixtures	1460		4,900.00		-0-	-0-	Incomplete
	Bedroom Ceiling Fans	1460		4,900.00		-0-	-0-	Incomplete
	Work Room Cabinets	1470		3,676.00		-0-	-0-	Incomplete
	Force Account Wages for Cabinets	1470		3,850.00		3,850.00	-0-	Incomplete
	Force Account Insurance	1470		295.00		295.00	-0-	Incomplete
	Force Account Social Security Benefit	1740		200.00		200.00	-0-	Incomplete
	Emergency Generators	1475		2,871.04		2,871.04	2,871.04	Complete
	Yard Well	1475		1,605.85		1,605.85	1,605.85	Complete
H-A Wide	Operations	1406		17,363.00		17,363.00	17,363.00	Incomplete
	Bid Advertising	1410		1,000.00		-0-	-0-	Incomplete
	Concrete Work	1450		7,525.07		7,525.07	7,525.07	Complete
	Force Account Wages for Concrete	1450		7,700.00		7,700.00	-0-	Incomplete
	Force Account Insurance	1450		590.00		590.00	-0-	Incomplete
	Force Account Social Security Benefit	1450		400.00		400.00	-0-	Incomplete
	Computer Equipment	1475		4,000.00		2,658.86	-0-	Incomplete
NE010-002 Sc. Site	Floor Cover Replacement	1460		20,000.00		2,126.42	-0-	Incomplete
	Force Account Wages for Floors	1460		15,710.00		15,710.00	-0-	Incomplete
	Force Account Insurance	1460		1,205.00		1,205.00	-0-	Incomplete
Force Account Social Security Benefits		1460		420.00		420.00	-0-	Incomplete

PHA Name: Lexington Housing Authority	Grant Type and Number Capital Fund Program Grant No: NEP01050100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2000
 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	19,500		-0-	-0-
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000		-0-	-0-
8	1440 Site Acquisition				
9	1450 Site Improvement	27,500		-0-	-0-
10	1460 Dwelling Structures	34,691		-0-	-0-
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	45,000		-0-	-0-
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)	131,691		-0-	-0-
22	Amount of line 21 Related to LBP Activities	-0-			
23	Amount of line 21 Related to Section 504 compliance	-0-			
24	Amount of line 21 Related to Security – Soft Costs	-0-			
25	Amount of Line 21 Related to Security – Hard Costs	-0-			
26	Amount of line 21 Related to Energy Conservation Measures	-0-			

Attachment B 1

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

PHA Name: Lexington Housing Authority		Grant Type and Number Capital Fund Program Grant No:NEP01050100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NE010-001/ Eastlawn	Misc. Maintenance Equipment	1406		9,500		-0-	-0-	
	Occupied Interior Painting	1406		5,000		-0-	-0-	
	Needs Assessment	1430		2,500		-0-	-0-	
	Landscaping	1450		13,750		-0-	-0-	
	REAC Inspection Renovations	1460		16,500		-0-	-0-	
	Bathroom Storage Cabinet	1460		500		-0-	-0-	
	Large Capacity Water Heaters	1475		20,000		-0-	-0-	
NE010-002 Scattered Sites	Occupied Interior Painting	1406		5,000		-0-	-0-	
	Needs Assessment	1430		2,500		-0-	-0-	
	Landscaping	1450		13,750		-0-	-0-	
	REAC Inspection Renovations	1460		17,691		-0-	-0-	
	Mini Van – Staff Transportation	1475		25,000		-0-	-0-	

Attachment B 2

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

PHA Name: Lexington Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P01050101 Replacement Housing Factor Grant No:			Federal FY of Grant:2001	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	34,000		-0-	-0-	
3	1408 Management Improvements					
4	1410 Administration					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	90,691		-0-	-0-	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures	2,141				
13	1475 Nondwelling Equipment	7,000		-0-	-0-	
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)	133,832		-0-	-0-	
22	Amount of line 21 Related to LBP Activities	-0-				
23	Amount of line 21 Related to Section 504 compliance	691				
24	Amount of line 21 Related to Security – Soft Costs	-0-				
25	Amount of Line 21 Related to Security – Hard Costs	-0-				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Lexington Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P01050101 Replacement Housing Factor Grant No:		Federal FY of Grant:2001	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
26	Amount of line 21 Related to Energy Conservation Measures	-0-			

Attachment B 2

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

PHA Name: Lexington Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P01050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NE010-001	Misc. Maintenance Equipment	1406		3,000		-0-	-0-	
Eastlawn	Carpenter Salary and Benefits	1406		31,000		-0-	-0-	
	Shingles and Gutter Replacement	1460		85,000		-0-	-0-	
	Begin Replacing Passage Lever Handles	1460		691		-0-	-0-	
	Work Room Storage Cabinets	1470		2,141		-0-	-0-	
	Replace Laundry Room Equipment	1475		7,000				
						-0-	-0-	
NE010-002	Interior Painting	1460		5,000				
Scattered Sites								

Attachment B 2

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

PHA Name: Lexington Housing Authority		Grant Type and Number Capital Fund Program No: NE26P01050101 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	
NE010-001 and 002	03/2003			09/2004			

Attachment C
Capital Fund Program Five-Year Action Plan
Part I: Summary

PHA Name Lexington Housing Authority		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
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				
NE010-001 Eastlawn		48,071	45,748	52,991	5,000
NE010-002 Scattered Sites		42,000	25,691	21,500	74,000
H-A Wide		43,761	62,393	59,341	54,832
CFP Funds Listed for 5-year planning		133,832	133,832	133,832	133,832
Replacement Housing Factor Funds					

Attachment C
Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year :_2____ FFY Grant: 2002 PHA FY: 2002			Activities for Year: _3____ FFY Grant: 2003 PHA FY: 2003		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	NE010-001/Eastlawn	Interior Painting	5,000	NE010-001/Eastlawn	Interior Painting	5,000
Annual		Wire L. R. Ceiling	7,500		Lawn Mower	15,000
Statement		L. R. Ceiling Fans	4,000		Passage Lever Handles	748
		Bathroom Sink Cabinets	15,000		Kitchen Ceramic Tile	25,000
		Grounds Lighting	8,571			
		Wrap Porch Poles	3,000		Subtotal	45,748
		H/C Height Toilets	5,000			
	Subtotal		48,071	NE010-002 Sc. Sites	Interior Painting	5,000
					Front Storm Doors	20,691
	NE010-002 Sc. Sites	Interior Painting	5,000	Subtotal		25,691
		Wrap Porch Poles	3,000			
		Screen Doors	10,000	H-A Wide	Misc. Maint. Equip.	13,000
		Utility Room Cabinets	24,000		Carpenter Salary	32,252
					Office Computer Equip.	15,000
	Subtotal		42,000		REAC Renovations	2,141
	H.A. Wide	Misc. Maint Equip.	10,000	Subtotal		62,393
		Carpenter Salary	31,620			
		REAC Renovations	2,141			
	Subtotal		43,761			
	Total CFP Estimated Cost		\$133,832			\$133,832

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: Della Mae Courter

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

- Elected
- Appointed

C. The term of appointment is (include the date term expires): December, 2004

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:

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

Required Attachment E: Membership of the Resident Advisory Board

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.)

Glen Eggleston
Loma Ballenger
Irene Darnall
Chet Bockus
Doyle Hemphill

Letters were sent to seventeen individuals participating in the Public Housing Elderly and Scattered Site program and the Section 8 Housing Choice Voucher Program. Names of these individuals were chosen at random from all persons participating in the programs. Dates and times of Resident Advisory Board meetings were listed in the letters and the persons named above were the one to participate. Copies of all policies and the 2001 Agency Plan Draft were made available to the RAB.

Attachment F : Comments of the Resident Advisory Board

Comments at the meetings were as follows:

Request for Lexington City Police to patrol more often by the Eastlawn Apartments. There is more foot traffic on the streets and through the Eastlawn grounds that the residents are comfortable with.

There was a question on the \$13,750 earmarked for landscaping in the Eastlawn Block. After discussion the RAB suggested a sun shelter be included where tables could be set so the residents could enjoy the outdoors without being in the sun.

Sidewalks were discussed with the Executive Director pointing out the various funds to be spent this spring of 2001 on concrete.

Handicap height bathroom toilets were suggested for the Eastlawn Apartments

One RAB member suggested building car ports for resident cars

There was a suggestion that since the five two bedroom scattered site homes have no doors to the back yards, patio doors could be installed in place of the diningroom windows, thus creating access to the back yards.

The Lexington Housing Authority Board of Commissioners considered all comments from the Resident Advisory Board with the following results;

The comfort level of the residents at Eastlawn Apartments is a concern of the Board of Commissioners, thus exterior lighting funds will be requested in 2002.

The landscaping questions raised by the RAB were discussed. The Commissioners feel a sun shelter can be incorporated into the plan for landscaping and still have funds for trees and bushes as previously planned.

The Commissioners felt the Executive Director adequately informed the RAB of plans for future concrete work.

The Commissioners included handicap height toilets in the 5-Year Action Plan for 2002

Car Ports were discussed, however the Board of Commissioners did not feel this suggestion would be appropriate for Eastlawn Apartments.

The suggestion for patio doors to be installed in the two bedroom scattered site homes was discussed, however nothing will be added to the 5-Year Action Plan to address this suggestion at this time.

Attachment G : Minutes of the Public Hearing

MINUTES OF THE PUBLIC HEARING
Housing Authority of the City of Lexington
March 20, 2001

MEETING CALLED TO ORDER

The Commissioners of the Housing Authority of the City of Lexington met for a Public Hearing on the Lexington Housing Authority Agency Plan on Tuesday, March 20, 2001. The meeting was called to order by Chairman Helvey with the following Commissioners present: Helvey, Haines, Owens and Courter. Commissioner Gutierrez was absent. Also present was Diane K. Adams, Executive Director. There was no general public in attendance, even though the meeting had been advertised in the Lexington Clipper Herald and posters had been placed in various locations around the city.

ADJOURNMENT

After waiting a reasonable time with no general public in attendance, Chairman Helvey declared the Public Hearing closed and the meeting adjourned.