

U.S.DepartmentofHousingandUrbanDevelopment  
OfficeofPublicandIndianHousing

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SmallPHAPlanUpdate  
AnnualPlanforFiscalYear: 2002

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN  
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan  
Agency Identification**

**PHAName: Housing Authority of Corbin**

**PHANumber: KY010**

**PHAFiscalYearBeginning:(mm/yyyy) 04/2002**

**PHA Plan Contact Information:**

Name: **Dora L. Mobley**

Phone: **(606)528 -5104**

TDD: **(800)648 -6057**

Email(if available): **corbinhousing@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

**AnnualPHAPlan**  
**FiscalYear20 02**  
 [24CFRPart903.7 ]

**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 filename in parentheses in the space to the right of the title.

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<input checked="" type="checkbox"/> Other (List below, providing each attachment name)	
Attachment <b>D</b> : Capital Fund Program P&E 2001	
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Attachment <b>L</b> : Voluntary Conversion Required Initial Assessment	

Attachment M:Description of Implementation of Community Service  
Attachment N :Description of PHA's Pet Policy

Attachments F and G are not applicable to the Housing Authority of Corbin and are not included.

## ii.Executive Summary

[24CFR Part 903.79(r)]

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

### **Executive Summary of Annual Plan**

The Housing Authority of Corbin promotes adequate, affordable housing, economic opportunity and a suitable living environment for the families that we serve without discrimination.

#### **Management Issues:**

Objective 1 - The HA has a substantial waiting list of 85 and our vacant units are filled on an average of 13 days, exceeding our objective of 25 days.

Objective 2- - HA occupancy rate exceeds 95% objective.

#### **Marketability:**

Objective 1 - one of the four-bedroom units has been converted into two one bedroom units completion date Jan 2000. The Board of Directors voted to remodel the other four-bedroom unit into a handicapped accessible unit, projected date Jan 2002.

Objective 2 - Customer satisfaction has been given high priority. The HA meets regularly with residents to discuss problems, with the resident council, with the advisory board, and sends information flyers and or letters to residents to receive input on customer satisfaction

Objective 3- graffiti is removed immediately

Objective 4 - Curb appeal has been improved by contracting for lawn mowing for the 2001 season, additional landscaping fall of 2000 and spring of 2001 and, keeping properties litter-free by implementing maintenance procedures that address curb appeal.

#### **Security Issues:**

Goal - The HA continues to recruit a police officer to reside within our development

#### **Maintenance Issues**

Objective 1- HA has updated paint in units, is replacing old heating systems with heat and air.

Objective 2- HA maintains 24 hour emergency response

Objective 3- HA average response to routine work orders is 2 days and completion is 5 days

**Equal Opportunity:**

Goals and Objectives are being met

**Fiscal Responsibility**

Goal to work with in budget is being met. With reserve level exceeding 40% of operating budget.

**Public Image:**

Objective 1 - The HA have visited community agencies to educate them about our programs and services. We have placed HA posters in lobbies of Community service providers. We have been working with the local police department through monthly meetings.

Objective 2- The HA placed four stories in the paper in 2000 and one article in 2001 as well as public service announcements.

**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 Housing Authority is currently preparing a Safety Policy. This policy will be adopted by Board resolution upon completion.**

**The Housing Authority is also reviewing and will prepare any required changes to its Admission and Continued Occupancy to concur with Federal Register published May 24, 2001.**

**With approval of the 2002 Agency Plan Update, the Community Service requirement will be suspended.**

**2.Capital Improvement Needs**

[24CFR Part 903.79(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? **\$310,542 (based on FY2001 Capital Fund amount)**

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.D Demolition and Disposition**

[24CFR Part 903.79(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 (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: (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	
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**

[24CFRPart903.79(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 down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment 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**

[24CFRPart903.7(m)]

Exemptions Section 8 Only PHAs may skip to the next component PHA 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**

[24CFRPart903.79(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 (Filename) **I**

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 **I**.
- 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: (provide name here ) **State 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)

**The CHA is consistent with the Consolidated Plan, "Strategic Plan" priorities: "the preservation, ... sound management, ... of safe, decent rental housing for low -income renter households through ... rental assistance."**

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)

**“Empowerment of local affordable housing providers to better respond to local needs through improved flexibility of existing loan and grant programs and the reduction or elimination of unnecessary bureaucratic overlap and obstacles.”**

## **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.

Also included as Attachment **J**

#### **A. Substantial Deviation from the 5 -year Plan:**

A substantial deviation from the 5 -year Plan occurs when the Board of Commissioners decides that it wants to change the mission statement, goals or objectives of the 5 -year plan.

#### **B. Significant Amendment or Modification to the Annual Plan:**

Significant amendments or modifications to the Annual Plan are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the plans of the agency and which require formal approval of the Board of Commissioners.

**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 jurisdiction 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 the 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

<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	Results of latest binding Public Housing Assessment System (PHAS) Assessment <b>The Authority has only received an advisory score.</b>	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 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
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
N/A	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI 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, PIH99 -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 home ownership 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

<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	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
X	Other supporting documents (optional) (list individually; use as many lines as necessary) Description of Community Service Requirements (included in ACOP) Pet Policy	(specify as needed)
X	Voluntary Conversion Required Initial Assessment	Annual Plan
X	Deconcentration Analysis	Annual Plan
X		Annual Plan

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)				Part 1: Summary	
PHAName: Housing Authority of Corbin		Grant Type and Number Capital Fund Program Grant No: KY36P01050102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
<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	<b>\$12,000</b>			
3	1408 Management Improvements Soft Costs	<b>\$8,000</b>			
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	<b>\$4,000</b>			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	<b>\$273,367</b>			
11	1465.1 Dwelling Equipment — Nonexpendable	<b>\$10,175</b>			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	<b>\$3,000</b>			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	<b>\$310,542</b>			
	Amount of line XX Related to LBP Activities				

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part 1: Summary**

<b>PHAName:</b> Housing Authority of Corbin	<b>Grant Type and Number</b> Capital Fund Program Grant No: KY36P01050102 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2002
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Original Annual Statement  
  Reserve for Disasters/Emergencies  
  Revised Annual Statement (revision no:    )  
  Performance and Evaluation Report for Period Ending:  
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to Section 504 compliance				
	Amount of line X X Related to Security --Soft Costs				
	Amount of Line XX related to Security --Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHAName: Housing Authority of Corbin		Grant Type and Number Capital Fund Program Grant No: KY36P01050102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
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	Obligated	Expended	
<b>PHAWide</b>	Operations	1406		12000				
	Tenant Services	1408		8000				
	Fees & Costs: Consultant	1430		4000				
	Replace Dwelling Equipment	1465		10175				
	Replace Non -Dwelling Equipment	1475		3000				
<b>KY010-1</b>	Replace Furnaces	1460		242000				
<b>Vermillion Village</b>								
<b>KY010-1</b>								
<b>Vanbeber Court</b>	Air Conditioning	1460		31367				
<b>TOTAL</b>				310542				



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

Attachment C

PHAName Housing Authority of Corbin		<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: 2003 PHAFY: 2004	Work Statement for Year 3 FFY Grant: 2004 PHAFY: 2005	Work Statement for Year 4 FFY Grant: 2005 PHAFY: 2006	Work Statement for Year 5 FFY Grant: 20 06 PHAFY: 2007
	Annual Statement				
<b>PHA Wide</b>		<b>\$16,000</b>	<b>\$38,000</b>	<b>\$64,367</b>	<b>\$16,000</b>
<b>KY010-1</b>		<b>\$154,542</b>	<b>\$210,542</b>	<b>\$156,175</b>	<b>\$44,542</b>
<b>KY010-2</b>		<b>\$140,000</b>	<b>\$62,000</b>	<b>\$90,000</b>	<b>\$250,000</b>
Total CFP Funds (Est.)		<b>\$310,542</b>	<b>\$310,542</b>	<b>\$310,542</b>	<b>\$310,542</b>
Total Replacement Housing Factor Funds					

**CapitalFundProgramFive -YearActionPlan  
PartII:SupportingPages —WorkActivities**

Activitiesfor Year1	ActivitiesforYear:2 FFYGrant:2003 PHAFY:2004			ActivitiesforYear: 3 FFYGrant:2004 PHAFY:2005		
						8000
<b>See</b>	<b>PHAWide</b>	TenantServices	8000	<b>PHAWide</b>	TenantServices	30000
<b>Annual</b>		Landscaping	8000		Labor	
<b>Statement</b>						
	<b>KY010-1</b>	KitchenCabinets	146175	<b>KY010-1</b>	OutsideDoors	120000
		TreeRemoval	8367		ScreenDoors	57175
					SidewalkRepair	3000
					WaterLines	30367
	<b>KY010-2</b>	AirConditioning	140000	<b>KY010-2</b>	SewerLines	40000
					SidewalkRepair	22000
	<b>TOTAL</b>		<b>310542</b>	<b>TOTAL</b>		<b>310542</b>

**CapitalFundProgramFive -YearActionPlan**  
**PartII:SupportingPages —WorkActivities**

Activitiesfor Year1	ActivitiesforYear:4 FFYGrant:2005 PHAFY:2006			ActivitiesforYear:5 FFYGrant:2006 PHAFY:2007		
<b>See</b>	<b>PHAWide</b>	TenantServic es	8000	<b>PHAWide</b>	TenantServices	8000
<b>Annual</b>		OfficeEquipment	8000		Consultant	8000
<b>Statement</b>		Labor	30000			
		TractorMower	18367			
	<b>KY010-1</b>	StorageBuildings	88175	<b>KY010-1</b>	WaterLines	44542
		Appliances	30000			
		WaterHeaters	20000			
		WaterLines	30000			
	<b>KY010-2</b>	StorageBuildings	50000	<b>KY010-2</b>	RoofReplacement	250000
		Appliances	18000			
		WaterHeaters	10000			
	<b>TOTAL</b>		<b>310542</b>	<b>TOTAL</b>		<b>310542</b>

**AnnualStatement/Perfor manceandEvaluationReport****CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:Summary**

<b>PHAName:</b> HousingAuthorityofCorbin		<b>GrantTypeandNumber</b> CapitalFundProgramGrantNo: KY36P01050101 ReplacementHousingFactorGrantNo:			<b>FederalFYofGrant:</b> 2001
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input type="checkbox"/> RevisedAnnualStatement(revisionno:    )					
<input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding:09 -30-2001 <input type="checkbox"/> FinalPerformanceandEvaluationReport					
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds				
2	1406Operations				
3	1408ManagementImprovementsSoftCosts	\$18,000		\$18,000	\$4,148.00
	ManagementImprovementsHardCosts				
4	1410Administration				
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts	\$12,000		\$12,000	\$-0-
8	1440SiteAcquisition				
9	1450SiteImprovement	\$27,000		\$27,000	\$5,234.00
10	1460DwellingStructures	\$223,542		\$223,542	\$25,171.30
11	1465.1DwellingEquipment —Nonexpendable				
12	1470NondwellingStructur es				
13	1475NondwellingEquipment	\$30,000		\$30,000	\$9,606.00
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts				
18	1499DevelopmentActivities				
19	1502Contingency				
	AmountofAnnualGrant:(sumoflines....)	\$310,542		\$310,542	\$44,159.00
	AmountoflineXXRelatedtoLBPActivities				
	AmountoflineXXRelatedtoSection504compliance				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHAName:</b> Housing Authority of Corbin	<b>Grant Type and Number</b> Capital Fund Program Grant No: KY36P01050101 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2001
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Original Annual Statement  
 Reserve for Disasters/Emergencies  
 Revised Annual Statement (revision no:    )  
 Performance and Evaluation Report for Period Ending: 09 -30-2001  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to Security --Soft Costs				
	Amount of Line XX related to Security --Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHAName: Housing Authority of Corbin		Grant Type and Number Capital Fund Program Grant No: KY36P01050101 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	Obligated	Exp ended	
PHAWide	Rick, Jeff		1408		18000		18000	4148.00	
	Consultant		1430		12000		12000	0	
	Site Improvements						27000	5234.00	
	Sidewalk Repairs		1450		6000				
	Tree Removal		1450		6000				
	Parking Space		1450		11000				
	Landscape		1450		4000				
	Dwelling Structures						223542	25171.30	
	Furnaces/Tub Surrounds		1460		176102				
	Labor		1460		47440				
	Non Dwelling Equipment						30000	9606.00	
	Playground - Vermillion Village		1475		26000				
	Office Equipment		1475		4000				
<b>TOTALS</b>					<b>310542</b>		<b>310542</b>	<b>44159.00</b>	



**CFP 2000**

The Capital Fund Program funded in 2000 is closed. No Performance & Evaluation Reports is included in the 2002 Agency Plan Update.

**CIAP 1999**

The Comprehensive Improvement Assistance Program funded in 1999 is closed. No Performance & Evaluation Reports is included in the 2002 Agency Plan Update.

**PHDEP**

The Housing Authority of Corbin does not participate in the Public Housing Drug Elimination Program.

**Resident Advisory Board Membership**

The following individuals are members of the Resident Advisory Board as of June 2001:

Melanie Felts	Chairperson	158 Van Beber Court	523-0739
Clay Canada	Assistant Chairperson	117 Van Beber Court	528-8795
Sandy McFadden	Secretary	1334 Madison Street	
Christina Curtis	Treasurer	400 15th Street	
Alice Ferrell	Assistant Secretary/Treasurer	121 Van Beber Court	

## **Resident Advisory Board Recommendations and PHA Response**

The following outlines recommendations made by the Resident Advisory Board and the Housing Authority's response:

**At the October 5<sup>th</sup> meeting of the Resident Advisory Board, the Housing Authority received requests to include air conditioning for all sites and landscaping for Vermillion Village. The RAB was advised that these improvements would be included in the Agency Plan.**

# Housing Authority of Corbin

1336 Madison Street, Corbin, KY 40701

Dora Mobley PH(606)528		-5104
Executive Director	FAX(606)528	-6662
mhatfield@kih.net		
Dell Sams	TDD(800)648	-6057
Chairman		

## Summary of Resident Advisory Board Meeting September 21, 2001

Advisory Board Members were given PIH Notice 2000 -36(HA), a publication concerning Resident Advisory Board's purpose in the development of the public Housing Agency Plan. Executive Director Dora Mobley, told members that Advisory Board's recommendation in the preparation of the PHA Plan would be considered. The next meeting of the Board will be held on October 5 at 8:30 a.m. and suggestions from the board will be discussed at that time. The HA will prepare the annual plan, submit it to the Board for their review, have it on public display for 45 days prior to a public hearing and its adoption by the Housing Authority's Board of Commissioners.

The Board was given a summary of the Capital Fund projects including the addition of a playground on Madison Street, completion of Van Beber Court landscaping and parking lot, purchase of an 8 passenger van that can be used to transport residents to programs, and progress on furnace replacement, vinyl siding and tub surrounds in Vermillion Village. Dora Mobley told members that the majority of the 2001 funds would be used to replace the furnaces.

Jeff Holt, Resident Programs Coordinator, told the Board that he was nearly finished with going door to door taking a program interest survey. When completed, Jeff will design programs with the most interest and that help improve the quality of life for Corbin Housing Residents. Dora Mobley told the Board that they should be notified about receiving ROSS grant for an elderly coordinator position in the next few weeks. If funded, the HA will have a staff member whose responsibility would be assisting elderly with problems they experience in their daily living.

Those in attendance: Dora Mobley Executive Director, Jeff Holt, Resident Services Coordinator, Resident Council Officers: Melanie Felts, Chairperson, Clay Canada, Assistant Chairperson, Sandra McFadden, Secretary, Christina Curtis, Treasurer.

# Housing Authority of Corbin

1336 Madison Street, Corbin, KY 40701

Dora Mobley  
Executive Director

Mark Daniels  
Chairperson

PH (606) 528 - 5104  
Fax (606) 528 - 6662  
corbinhousing@kih.net  
TDD (800) 648 - 6057

## ***Resident Advisory Board Meeting Summary October 5, 2001***

*Attendance: Dora Mobley, Executive Director  
Jeff Holt, Resident Programs Coordinator  
Clay Canada, Assistant Chairperson  
Christina Curtis, Treasurer  
Sandy McFadden, Secretary  
Libby Hooper*

*Dora Mobley, Executive Director welcomed those present and presented Libby Hooper with a plaque of appreciation for serving on the Advisory Board for the 1999 - 2000 year. Dora asked the Advisory Board Members for any suggestions for the Annual and 5 - year plan for physical needs and/or program needs.*

*Suggestions for physical improvements included, air conditioning for all sites and landscaping for Vermillion Village. Doratold the members that both of those items will be included in the plan.*

*Libby Hooper said that she felt that programs will be better attended since the Resident Council has been formed. Jeff Holt has been taking a resident interest survey to determine program interests. Dora Mobley asked Christina and Sandy what would help working families to participate. It was suggested that scheduling activities on weekends might improve participation. Other ideas to increase participation were discussed including dinners or activities involving their children such as Halloween and Christmas parties.*

*Dora Mobley and Jeff Holt thanked the Board for serving the Housing Authority and being willing to work toward improving the standard of living for all housing residents.*

*The next meeting will be to review the 2002 PHA Annual Plan and 5 - year plan prior to the 45 day public review.*

## Criteria for Significant Amendment and Substantial Modification

The following criteria have been adopted as the definition for substantial deviation and significant amendment or modification to the Housing Authority's Agency Plan:

### A. Substantial Deviation from the 5 -year Plan:

A substantial deviation from the 5 -year Plan occurs when the Board of Commissioners decides that it wants to change the mission statement, goals or objectives of the 5 -year plan.

### B. Significant Amendment or Modification to the Annual Plan:

Significant amendments or modifications to the Annual Plan are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the plans of the agency and which require formal approval of the Board of Commissioners.

## Deconcentration & Income Mixing

Attachment:   K                        **Deconcentration and Income Mixing**

**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:

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

# Voluntary Conversion Initial Assessments

## Component 10 (B) Voluntary conversion Initial Assessments

- a. How many of the PHA’s developments are subject to the Required Initial Assessment: **None**
- b. How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects?) **All**
- c. How many Assessments were conducted for the PHA’s covered developments? **One**
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

## Community Service Implementation

The following is a brief description of the Housing Authority's Community Service Requirements:

We began implementation of the community service requirement beginning in April of 2001. Notices were sent and are sent now, periodically, to inform non-exempt residents of the community service requirement. Tenants are responsible for finding community service opportunities and reporting at least eight hours of service per month to the Housing Authority office. The Housing Authority does offer some community service opportunity such as distributing flyers and community clean up. The Corbin Housing Authority also provides non exempt tenants with a listing of other community service opportunities. Community service hours are noted in a log at the Corbin Housing office.

With approval of the 2002 Agency Plan Update, the Housing Authority of Corbin will suspend enforcement of the Community Service requirement as noted in the following resolution:

**Resolution No.**  
**Suspension of Community Service Requirement**

**WHEREAS**, the 2002 HUD Appropriations Act has suspended the 8-hour community service requirement for Housing Authority residents;

**NOW THEREFORE BE IT RESOLVED**, the Housing Authority of Corbin Board of Commissioners do hereby suspend enforcement of the 8-hour community service requirement 30 days from today's date and will not enforce this provision of our Admissions and Continued Occupancy Policy.

**FURTHER BE IT RESOLVED**, this action shall remain in effect so long as Congress provides for the option of not enforcing this requirement.

**FURTHER BE IT RESOLVED**, the Housing Authority Board of Commissioners encourages our public housing residents to both participate in their community and enhance their self-sufficiency skills in a truly voluntary manner.

## **Pet Policy Summary**

The following is a brief summary of the Housing Authority's Pet Policy requirements:

The Housing Authority's Pet Policy allows ownership of one domestic pet per head of household. The pet must meet weight, inoculation, breed and spaying/neutering requirements. The resident is required to pay a non-refundable pet fee in addition to a pet security deposit. The pet security deposit is waived for elderly residents over age 62 or persons with disabilities. There is no fee or deposit for small caged animals.

## Resident Membership PHA Governing Board

### Required Attachment O: 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: Wendelin Warwick  
402 Cleveland Street

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

- Elected  
 Appointed

C. The term of appointment is (include the date term expires): **Expiration: 09 -01-2004**

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: 11-05-01

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

## **Board Approved Operating Budget**

The Housing Authority of Corbin is not a troubled agency and is not required to submit a Board Approved Operating Budget.