

Small PHA Plan Update
Annual Plan for Fiscal Year: 2002

**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 Hickman, KY

PHA Number: KY037

PHA Fiscal Year Beginning: (mm/yyyy) 04/2002

PHA Plan Contact Information:

Name: William E. Powers

Phone: 270-236-2888

TDD: 1-800-247-2510

Email (if available): hhahick@apex.net

Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)**

- Main administrative office of the PHA
- PHA development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

PHA Programs Administered:

- Public Housing and Section 8 Section 8 Only Public Housing Only

Annual PHA Plan
Fiscal Year 2002
 [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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<input checked="" type="checkbox"/> Attachment B_:Capital Fund Program Annual Statement	
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<input checked="" type="checkbox"/> Other (List below, providing each attachment name)	
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1. Executive Summary

[24 CFR Part 903.7 9 ®]

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

2. 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 of Hickman (HAH) will continue its 5 year Plan during the upcoming Agency Plans year. It will, however, increase the minimum rent requirements from zero [-0-] to \$50 for all residents but will continue its policy of allowing residents to chose from the lesser of Income-Based Rents and Flat/Ceiling Rents. The Income-Based Rents have, in addition to the statutory/regulatory deductions, special deduction for Working Families. Our goal is that dwelling unit should be equipped with central air conditioning by the summer of 2002. We will continue to make capital improvements in the Fiscal Year beginning April 1, 2002, in an effort to further enhance the living environment for all residents. In the upcoming year, we will fund from our Capital Funds Program (CFP) a new Maintenance & Storage Building and expand and remodel the existing OCM building both at Holly Court. The new and enlarged OCM building will provide an office for the Resident Initiatives Coordinator and additional meeting space for residents and their activities there. Moreover, the new Maintenance & Storage Building should allow us to better organize and store our equipment and supplies and thereby allow us to better serve the residents.

3. Capital Improvement Needs

[24 CFR Part 903.79 (g)]

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

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

5. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$208,500 or 85% of the current (FFY2000) actual.

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.

6. Capital Fund Program Grant Submissions

7. Capital Fund Program 5-Year Action Plan

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

8. Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B.

9. Demolition and Disposition

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

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 10. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
11. 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)
12. Timeline for activity: 13. Actual or projected start date of activity: 14. Actual or projected start date of relocation activities: c. Projected end date of activity:

15. Voucher Homeownership Program

- 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.)

16. Capacity of the PHA to Administer a Section 8 Homeownership Program Not Applicable

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 NO LONGER APPLICABLE

[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 D.

6. Other Information

[24 CFR Part 903.7 9 ®]

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?

The RAB was generally very supportive of the items proposed in the subject year’s Agency Plans. They were also concerned with having 1) parking bays marked for “Residents Only”, 2) the sweeping of the developments [project] streets, 3) having marked “smoking areas” outside the buildings equipped with ash trays (or cans), 4) the presence of night time noise in certain multifamily buildings and 5) the persistence of drug activity in certain areas in and around the developments.

- 2. If yes, the comments are Attached at Attachment (File name)

- 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 ____.

The PHA Executive Director orally addressed these concerns to the RAB (during a joint meeting with the Agency Plans consultant and RIS in attendance). His responses were: that both the 1) parking bays and 2) streets are CITY owned properties and that the PHA will make these concerns known to City Officials; 3) he explained that presence of “ash cans” or

“trays” create potential for other problems (such as setting fires, attraction of pest/insects, etc.) 4) he asked for specific reports (instance reports) of “excessive noise” so that the situations could be documented and applicable residents notified of these lease violations; and 5) situation of drug use/trafficking is an ongoing situation that the PHA and City Police are trying to control/eliminate. Again, if residents will come forth and file a “instance report” to the PHA and/or Police, then the matter may be dealt with through legal actions.

Other: (list below)

B. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)
Commonwealth of Kentucky (State Plan)-Kentucky Housing Corporation.

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) The Housing Authority’s efforts to improve the living environment through its ongoing 5 year Capital Improvements program (like adding central air conditioning to all units) and its Admission & Continued Occupancy Policies/Procedures (ACOPP) to allow residents to select the lesser of Ceiling/Flat Rents or Income Based Rents (which in addition to the statutory deductions provides deductions for Working families) coincide with the goals/objectives of the State Plan to provide improved living conditions to low-income (eligible) families.

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:
 - 3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) The State Consolidated Plan sets forth the following, with which the Housing Authority’s activities are consistent: “Expand the supply of safe, decent, sanitary and affordable housing for very-low and low-income families through ...rehabilitation....”

**C. Criteria for Substantial Deviation and Significant Amendments
Amendment and Deviation Definitions**

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.

1. Substantial Deviation from the 5-year Plan:

The Housing Authority of Hickman (HAH) has chosen the following as its definition of Substantial Deviation from its Annual Plan:

- a.) Redirection of more than 20% of its operating budget funds from any budgeted/scheduled activity to another activity or:
- b.) A major change in program direction (e.g., new or different housing selection preference criterion, new or changes to deductions from income-based rents, additional efforts to enhance deconcentration opportunities, changes in the basis of determining Ceiling/Flat rent amounts, etc.) that requires action on the part of the Board of Commissioners; or
- c.) Increasing or decreasing the total number of HAH employees by more than 25% from that authorized on the April 1st of each fiscal year.

However, NONE of these changes will be considered a Substantial Deviation IF those changes result from Government (i.e., Federal, State, or Local) actions over which the HAH exercises no control.

2. Significant Amendment or Modification to the Annual Plan:

The HAH has chosen to use the HUD definition of Significant Amendment or Modification. Specifically, it will consider the following to be such modifications/amendments:

- a.) Changes to rent or admission policies or organization of its waiting list.
- b.) Additions of non-emergency work items (not included in the current Annual Statement or 5-Year Action Plan) or change in use of the replacement reserve funds under the Capital Grant Funds Program.
- c.) Additions of new activities not included in the current PHDEP; and
- d.) Any change with regard to demolition or disposition, designation of projects/buildings (for the elderly/disabled or families with disabilities), homeownership programs or conversion activities.

However, NONE of these changes will be considered Substantial Amendments/Modifications IF those changes result from Government (i.e., Federal, State, of Local) actions over which the HAH exercises no control.

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
X	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
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 checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	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
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) 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
X	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents Community Services requirements Implementation Plan, Documentation to Support the Initial Assessment of the Voluntary Conversion of PH and the Analysis of Deconcentration of applicable Public Housing Developments.	Agency Plan

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: Lisa Workman , Chairperson
- B. How was the resident board member selected: (select one)?
 Elected
 Appointed
3. The term of appointment is (include the date term expires): 04/2004
2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not? NOT APPLICABLE
 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):
4. Date of next term expiration of a governing board member: 04/2002
- C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): Mayor Richard White

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.)

Imogene Graves, President (Cedar Court, KY 37-1), Johnny Shields, Vice President (Holly Court, KY 37-2), Edith Trantham, Treasurer (Holly Court, KY 37-2), Pearl Westbrook, Secretary (Davis Park, KY 37-2) and Patricia Yates, Report (Holly Court, KY 37-2).

REQUIRED ATTACHMENT F. 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: Not Applicable

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

REQUIRED ATTACHMENT G. Component 10(B) Voluntary Conversion Initial Assessments

1. How many of the PHA’s developments are subject to the Required Initial Assessments? Two (2) or both.
2. How many of the PHA’s developments are not subject to the Required Initial Assessments based on the exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? None (N/A)
3. How many Assessments were conducted for the PHA’s covered development? Two (both)
4. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: NONE

Development Name	Number of Units

5. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: Not Applicable

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

PHA Name: Housing Authority of Hickman	Grant Type and Number Capital Fund Program Grant No: KY36P03750102 Replacement Housing Factor Grant No:	Federal FY of Grant: 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	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 30,000.			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 10,000.			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$ 148,000.			
13	1475 Nondwelling Equipment	\$ 20,500.			
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)	\$ 208,500.			
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 ATTACHMENT B.
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of Hickman, KY		Grant Type and Number Capital Fund Program Grant No: KY36P03750102 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	Funds Obligated	Funds Expended	
H A - Wide	Operations -fund salary & fringes of RIS and assist on other escalating oper. Costs	1406		\$ 30,000.				
H A - Wide	Fees & Costs -Employ Mod Consultant and/or A&E	1430		\$ 10,000.				
H A - Wide	Non-Dwelling Equipment -Small Utility Vehicle for Maintenance Staff	1475		\$ 20,500.				
	Non Dwelling Structures	1470						
KY 37-02	1. Construct new (32 X 36 f600t) Maintenance & Storage Building		1	\$ 98,000.				
	2. Expand existing OCM building for more Community Space and RIS office		1	\$ 50,000.				

Capital Fund Program Five-Year Action Plan ATTACHMENT C.

Part I: Summary

PHA Name Housing Authority of Hickman		<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 PHA FY: 2003	Work Statement for Year 3 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 4 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 5 FFY Grant: 2006 PHA FY: 2006
	Annual Statement				
H A – Wide		\$ 45,000.	\$ 60,000.	\$ 83,000.	\$ 91,000.
KY 37-01, Cedar Hill, Chickasaw Heights & Atwood Village		\$ 78,000.	\$ 45,000.	\$ 40,000.	\$ 100,000.
KY 37-02, Holly Court & Davis Park		\$ 138,000.	\$ 157,000.	\$ 140,000.	\$ 100,000.
CFP Funds Listed for 5-year planning		\$ 261,000.	\$ 262,000.	\$ 263,000.	\$ 291,000.
Replacement Housing Factor Funds					

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

PHA Name: Housing Authority of Hickman	Grant Type and Number Capital Fund Program Grant No: KY36P03750100 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: 9/30/01 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				
3	1408 Management Improvements				
4	1410 Administration	\$ 22,900.	\$ 22,900.	\$ 14,430.	\$ 14,430.
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 26,250.	\$ 26,250.	\$ 13,580.	\$ 13,580.
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 16,520.	\$ 25,034.	\$ 15,827.	\$ -0-
10	1460 Dwelling Structures	\$ 154,739.	\$146,225.	\$ 76,881.	\$ 74,421.
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 20,000.	\$ 20,000.	\$ 6,310.	\$ 6,310.
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 240,409.	\$240,409.	\$127,028.	\$108,741.
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 REQUIRED ATTACHMENT H.
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name: Housing Authority of Hickman		Grant Type and Number Capital Fund Program Grant No: KY36P03750100 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	
H A – Wide	Administration	1410		\$ 22,900.	\$ 22,900.	\$ 14,430.	\$ 14,430.	
	1. Support CFP efforts through advertising Plans, copy costs, and general operating expenses		Various	\$ 2,900.	\$ 2,900.	\$ 350.	\$ 350.	Ongoing
	2. Fund RIS salary and fringe benefits		1	\$ 20,000.	\$ 20,000.	\$ 14,080.	\$ 14,080.	
H A – Wide	Fees & Costs	1430						
	Hire A&E and/or Mod Mgr.			\$ 26,250.	\$ 26,250.	\$ 13,580.	\$ 13,580.	Ongoing
H A – Wide	Dwelling Equipment-Nonexpendable	1475.						
	Purchase/install 30 new refrigerators & 27 new ranges	1	See narrative	\$ 20,000.	\$ 20,000.	\$ 6,310.	\$ 6,310.	Ongoing
	Site Improvements	1450		\$ 16,520	\$ 25,034.	\$ 15,287.	\$ -0-	
KY 37-01	Install new gas meters & regulators		49	\$ 8,580.	\$ 15,827.	\$ 15,287.	\$ -0-	T/B done
KY 37-02	Run Gas Lines to all DU		40 Dus	\$ 7,940.	-0-	-0-	-0-	Deleted
KY 37-01 & 02	Repair Lawns, Sidewalks, remove trees		All Sites	-0-	\$ 9,207.	\$ -0-	-0-	T/B done
	Dwelling Structures	1460		\$154,739.	\$146,225.	\$ 76,881.	\$ 74,421.	
KY 37-01 & 0 2	Provide two GFI plugs to all apartments		236	\$ 12,800.	\$ 12,800.	-0-	-0-	T/B done
KY 37-01	Install Handrails on all locations w/3 or more steps		Various	\$ 5,759.	\$ 5,759.	\$ -0-	-0-	T/B done
KY 37-02	1. Install HVAC units at Davis Park		40	\$120,000.	\$ 51,095.	\$ 51,095.	\$ 48,757.	Ongoing
KY 37-02	2. Scape/paint wooden stairs/handrails @ Holly Court		3 sets	\$ 900.	\$ 900.	\$ -0-	-0-	T/B done

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

PHA Name: Housing Authority of Hickman		Grant Type and Number Capital Fund Program Grant No: KY36P03750100 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	
KY 37-02	3.Remove/replace privacy screens on all 4plexes @ Davis Park		4 buildings	\$ 10,600.	\$ 10,600.	-0-	-0-	T/B done
	4.Repair/paint steel steps & metal handrails @ Holly Court			\$ 4,680.	\$ 4,680.	-0-	-0-	T/B done
	5.Clean/repair backlog of vacant units			\$ 12,600.	-0-	-0-	T/B done	
	6.Install Security Window Screens cont'd for 1999 CIAP.			-0-	\$ 19,800.	\$ 19,800.	\$ 19,678.	Completed
	7. Replace closet doors, cont'd '99 CIAP			-0-	\$ 5,986.	\$ 5,986.	\$ 5,986.	Completed
8. Replace fascias, gutter, 7 downspouts at Davis Park		-0-	\$ 22,005.	-0-	-0-	T/B done		

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

PHA Name: Housing Authority of Hickman	Grant Type and Number Capital Fund Program Grant No: KY36P03750101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/30/01 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	\$ 25,000.		\$ 25,500.	\$ 25,500.
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 9,600.		\$ 6,000.	\$ -0-
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$210,196		\$ -0-	\$ -0-
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$245,296.		\$ 31,500.	\$ 25,500.
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 REQUIRED ATTACHMENT H.
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHA Name: Housing Authority of Hickman			Grant Type and Number Capital Fund Program No: KY36P03750101 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
	Original	Revised	Actual	Original	Revised	Actual	
H A – Wide	12-02			6-04			

Attachment I. Report on Progress in Meeting the Five-Year Mission & Goals

HAH has met its overall mission of providing decent, safe and affordable housing to qualified low-income families and individuals in a non-discriminatory manner. Overall, we believe we have had good success in achieving our goals as well. What follows are the details of goal accomplishments.

1. HAH had no problems in selecting 2 of ever 5 residents (or 40%) of all new residents from the Extremely Low-Income applicant waiting lists. From August 1, 2000 through July 31, 2001, 38 of 52 (i.. e., 73%) families and individuals admitted to HAH's properties were from its Extremely Low-Income (i. e., -0- to 30% of the MFI) waiting list.
2. Living Conditions for residents were improved by the addition of central air conditioning (and new more energy efficient furnaces) at both Holly Court and Davis Court. Additionally, HAH received funding for providing the same for all residents of Project KY 37-01 (all three sites.) Further, community services and self sufficiency programs sponsored and/or conducted by the HAH RIS and/or its partners and contractors provided opportunities for advancements in self-esteem, educational and employment opportunities for many residents.
3. HAH, the City Police Department and the Resident Council continue to work together, using local funds and the PHDEP grants, to improve in the area of "safe and secure housing". There are still problems in this area to which all parties must continue to work closely to help reduce or eradicate those remaining concerns, specifically, the presence of drugs in and around the HAH's developments.
4. While HAH did not quiet achieve the improved level of qualified low-income individuals/families occupants it had hoped to do (i.e., a 5% improvement over 5 years), it did increase by one the number of income qualified residents. From the August 1, 2000, through July 31, 2001, HAH improved the occupancy of qualified low-income resident leaseholders from 103 to 104 (or .9%).
5. HAH's MASS (management) score improved from 80.22 of last year to 93.3 during the current year, thereby achieving its goal of at least a 5% improvement over the (then) next two years.
6. The HAH also had an improvement in the number and percentage of working families in residency. Its goals were to improve the number and percentage of such by 5% and it achieved an increase of 2 additional working families and percentage improvement in working families from 36.9% to 38.5% of as to the total number of income eligible residents.
7. An unwritten goal from the first Plan was to select and retain more working families. During the last 12 months prior to this Agency Plans' preparation, HAH attracted (selected and admitted) thirty-one (31) such residents and it was able to retain twenty (20) of those residents for a 64.5% success rate.