

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

Small PHA Plan Update
Annual Plan for Fiscal Year: **FY 2003**

**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 Mt. Sterling, KY

PHA Number: KY20-1

PHA Fiscal Year Beginning: (mm/yyyy) 01/2003

PHA Plan Contact Information:

Name: **Ron Clark, 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 2003**
[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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ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

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

MISSION STATEMENTS

HOUSING AUTHORITY OF MT. STERLING, KY

1. The mission of Housing Authority of Mt. Sterling is to promote adequate, affordable housing, economic opportunity, and a suitable living environment for the families we serve, without discrimination.
2. The Housing Authority of Mt. Sterling is committed to providing quality, affordable housing in a safe environment. Through partnerships with our residents and other groups we will provide opportunities for those we serve to become self-sufficient.
3. The mission of the Housing Authority of Mt. Sterling is to be the community's affordable housing of choice. We provide and maintain safe, quality housing in a cost-effective manner.
4. The Housing Authority of Mt. Sterling is committed to providing quality, affordable housing and services in an efficient manner.
5. The mission of the Housing Authority of Mt. Sterling is to serve the citizens of Mt. Sterling by:
 - Providing affordable housing opportunities in a safe environment.
 - Revitalizing and maintaining neighborhoods.
 - Forming effective partnerships to maximize social and economic opportunities.

The mission shall be accomplished by a fiscally responsible organization committed to excellence in public service.

1. Our mission is to provide quality housing to eligible people in a professional, fiscally prudent manner and be a positive force in our community by working with others to assist these families with appropriate supportive services.
2. The mission of the Housing Authority of Mt. Sterling is to assist low-income families with safe, decent, and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. The Housing Authority of Mt. Sterling is committed to operating in an efficient, ethical, and professional manner. The Housing Authority of Mt. Sterling will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission.

3. The mission of the Housing Authority of Mt. Sterling is to be the leader in making excellent affordable housing available for low and moderate-income persons through effective management and the wise stewardship of public funds. We will also partner with our residents and others to enhance the quality of life in our communities.
4. The Housing Authority of Mt. Sterling is committed to excellence in offering quality affordable housing options and opportunities for the residents of Mt. Sterling.
10. The Housing Authority of Mt. Sterling is committed to building better neighborhoods by providing comprehensive housing opportunities for qualified individuals and families through creative and professional service in partnership with the greater community.

GOALS AND OBJECTIVES

MANAGEMENT ISSUES

Goals

1. Manage the Housing Authority of Mt. Sterling's existing public housing program in an efficient and effective manner thereby qualifying as at least a standard performer.
2. Manage the Housing Authority of Mt. Sterling in a manner that results in full compliance with applicable statutes and regulations as defined by program audit findings.

Objectives

1. HUD shall recognize the Housing Authority of Mt. Sterling as a high performer by December 31, 2004.
2. The Housing Authority of Mt. Sterling shall make our public housing units more marketable to the community as evidenced by an increase in our waiting list to one that requires a three-month wait for housing by December 31, 2004.
3. By December 31, 2001, the Housing Authority of Mt. Sterling shall have a waiting list of sufficient size so we can fill our public housing units within 21 days of them becoming vacant.
4. The Housing Authority of Mt. Sterling shall increase the percentage of rents collected from 95% to 98% by December 31, 2002.
5. The Housing Authority of Mt. Sterling shall achieve and sustain an occupancy rate of 97% by December 31, 2004.
6. The Housing Authority of Mt. Sterling shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and

fiscally prudent leader in the affordable housing industry.

7. The Housing Authority of Mt. Sterling shall implement its asset management plan no later than December 31, 2002.

EXPANSION OF THE STOCK ISSUES

Goals

1. Adapt the Housing Authority of Mt. Sterling's housing stock and program resources to more closely meet the housing needs and markets identified in our needs assessment.
2. Assist our community increase the availability of affordable, suitable housing for families in the very-low income range, cited as a need in our Consolidated Plan.

Objectives

1. The Housing Authority of Mt. Sterling shall assist five (5) families move from renting to homeownership by December 31, 2004.
2. The Housing Authority of Mt. Sterling shall develop four (4) units of housing for people with special needs by December 31, 2004.
3. Locate at least two partners, non-profit or for-profit, locally or nationally-based. These partners will work with us on the acquisition, improvement and/or development of additional housing opportunities for this target group.

MARKETABILITY ISSUES

Goals

1. Enhance the marketability of the Housing Authority of Mt. Sterling's public housing units.
2. Make public housing the affordable housing of choice for the very low-income residents of our community.

Objectives

1. The Housing Authority of Mt. Sterling shall achieve a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System.

2. The Housing Authority of Mt. Sterling shall remove all graffiti within 24 hours of discovering it by December 31, 2001.
3. The Housing Authority of Mt. Sterling shall achieve proper curb appeal for its public housing developments by improving its landscaping, keeping its grass cut, making the properties litter-free and other actions by December 31, 2001.
4. The Housing Authority of Mt. Sterling shall become a more customer-oriented organization.

SECURITY ISSUES

Goals

1. Provide a safe and secure environment in the Housing Authority of Mt. Sterling's public housing developments.
2. Improve resident and community perception of safety and security in the Housing Authority of Mt. Sterling's public housing developments.

Objectives

1. The Housing Authority shall reduce crime in its developments by 50% by December 31, 2004.
2. The Housing Authority shall reduce crime in its developments so that the crime rate is less than their surrounding neighborhood by December 31, 2004.
3. The Housing Authority shall refine the memorandum of understanding between the jurisdiction's police force and this agency. The purpose of this is to better define the "edge problem" of crime that occurs near our developments and develop strategies for identifying and reducing this problem.
4. The Housing Authority shall reduce its evictions due to violations of criminal laws by 25% by December 31, 2004, through aggressive screening procedures.
5. The Housing Authority shall attract 15 police officers to live in its developments by December 31, 2004.

MAINTENANCE ISSUES

Goals

1. Maintain the Housing Authority of Mt. Sterling's real estate in a decent, safe and sanitary condition.

2. Deliver timely and high quality maintenance service to the residents of the Housing Authority of Mt. Sterling.

Objectives

1. The Housing Authority of Mt. Sterling shall have all of its units in compliance with the Housing Code by December 31, 2004.
2. The Housing Authority of Mt. Sterling shall revise and update its Preventative Maintenance plan by December 31, 2000.
3. The Housing Authority of Mt. Sterling shall create an appealing, up-to-date environment in its developments by December 31, 2004.
4. The Housing Authority of Mt. Sterling shall achieve and maintain an average response time of one (1) hour in responding to emergency work orders by December 31, 2000.
5. The Housing Authority of Mt. Sterling shall achieve and maintain an average response time of two (2) days in responding to routine work orders by December 31, 2000.

EQUAL OPPORTUNITY ISSUES

Goals

1. Use the resident-based assistance program to expand housing opportunities beyond areas of traditional low-income and minority concentration.
2. Operate the Housing Authority of Mt. Sterling in full compliance with all Equal Opportunity laws and regulations.
3. The Housing Authority of Mt. Sterling shall ensure equal treatment of all applicants, residents, employees, and vendors.

Objectives

1. The Housing Authority of Mt. Sterling shall mix its public housing development populations as much as possible ethnically, racially, and income wise as much as possible.
2. The Housing Authority of Mt. Sterling shall achieve its Section 3 goals that it establishes annually.

FISCAL RESPONSIBILITY ISSUES

Goals

1. Ensure full compliance with all applicable standards and regulations including government generally accepted accounting practices.
2. Reduce dependency on federal funding.

Objectives

1. The Housing Authority of Mt. Sterling shall operate so that income exceeds expenses every year.
2. The Housing Authority of Mt. Sterling shall implement an effective anti-fraud program by December 31, 2000.
3. The Housing Authority of Mt. Sterling shall maintain its operating reserves of at least \$250,000.00 between now and December 31, 2004.
4. The Housing Authority of Mt. Sterling shall maintain its current level of operating costs for three (3) years despite inflation.
5. The Housing Authority of Mt. Sterling will reduce its dependence on HUD by raising \$20,000.00 from non-HUD sources by December 31, 2004.

PUBLIC IMAGE ISSUES

Goals

1. Enhance the image of public housing in our community.

Objectives

1. The Housing Authority shall ensure that there are at least two (2) positive stories a year in the local media about the Housing Authority of Mt. Sterling or one of its residents.
2. The Housing Authority of Mt. Sterling shall implement an outreach program to inform the community of what good managers of the public's dollars the Housing Authority is by December 31, 2001.

SUPPORTIVE SERVICE ISSUES

Goals

1. Improve access of public housing residents to services that support economic opportunity and quality of life.

2. Improve economic opportunity (self-sufficiency) for the families and individuals who reside in our housing.

Objectives

1. The Housing Authority of Mt. Sterling will implement one (1) new partnerships in order to enhance services to our residents by December 31, 2004.
2. All Housing Authority of Mt. Sterling residents will get off TANF in their allotted time period without a penalty.
3. The Housing Authority of Mt. Sterling shall ensure that at least one (1) supportive service opportunity is present for every public housing resident by December 31, 2004.
4. The Housing Authority of Mt. Sterling shall have effective, fully functioning resident organization by December 31, 2002.
5. The Housing Authority of Mt. Sterling shall assist 10 families voluntarily move from assisted to unassisted housing by December 31, 2004.
6. The Housing Authority of Mt. Sterling, working with its partners, shall ensure that 50% of its TANF residents are working or engaged in job training by December 31, 2001.

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.

Elimination of the Public Housing Drug Elimination Program (PHDEP) will have the greatest impact on Security Issues for the Housing Authority of Mt. Sterling. Over the past four years this program has been very significant to helping eliminate criminal activity in our developments. If the proposed increase in Operating Funds are made available we will continue this program on some level. The availability of uniformed officers patrolling in the various developments has been a very positive program for this Authority and even if we are forced to fund program continuation at a reduced level we think it's important enough to do so.

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? **\$412,800.00**

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 **A-2**

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment **A-1**

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 **Not Applicable**

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

- A. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

**B. Capacity of the PHA to Administer a Section 8 Homeownership Program:
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):

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are Attached at Attachment (File name) **A-6: Resident Advisory Board Comments**
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 _____.
 - 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**

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

3. PHA Requests for support from the Consolidated Plan Agency
 - Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

From the 2001-2002 Consolidated Plan for Kentucky

Federal statutes governing these programs communicate three basic goals by which HUD evaluates performance under the plan. This Consolidated Plan announces Kentucky's strategy for pursuing these goal, which are:

1. **DECENT HOUSING**
 - **helping homeless persons obtain affordable housing;**
 - **Assisting persons at risk of becoming homeless;**
 - **Retaining affordable housing stock;**
 - **Increasing the availability of affordable permanent housing in standard condition to low-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability;**
 - **Increasing the supply of supportive housing which includes structural features and services to enable persons with special needs to live in**

dignity and independence; and

- Providing affordable housing that is accessible to job opportunities.

2. **A SUITABLE LIVING ENVIRONMENT**

- improving the safety and livability of neighborhoods;
- Increasing access to quality public and private facilities and services;
- Reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods;
- Restoring and preserving properties of special historic, architectural or aesthetic value; and
- Conserving energy resources.

3. **EXPANDED ECONOMIC OPPORTUNITIES**

- Job creation and retention;
- Establishment, stabilization and expansion of small business (including microbusinesses);
- Provision of public services concerned with employment;
- Provision of jobs to low-income persons living in areas affected by those programs and activities, or jobs resulting from carrying out activities under programs covered by the plan;
- Availability of mortgage financing for low-income persons at reasonable rates using nondiscriminatory lending practices;
- Access to capital and credit for development activities that promote the long-term economic and social viability of communities; and
- Empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing.

These goals drive the Consolidated Plan strategy for addressing housing and community development needs. The 2000-2002 Interim Consolidated Plan for Kentucky supersedes and replaces the 1995-1999 Consolidated Plan. The next Consolidated Plan, beginning with the year 2003, will include more recent data from the 2000 census, a statewide housing study and a comprehensive homelessness survey.

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan: No substantial deviation from 5-Year Plan proposed

B. Significant Amendment or Modification to the Annual Plan: No significant amendment or modification to PHA Annual Plan Proposed

Definition of Significant Amendment or Modification: The Housing Authority of Mt. Sterling has determined that significant amendment or modification includes the following:

- a. The addition of any non-emergency work item(s) that are not currently included in the current Annual Statement or in the Five -Year Plan of the Housing Authority;**
- b. Any change in the use of replacement funds under the Capital Fund;**
- c. Any change with regard to demolition or disposition, unit designation, homeownership program, or conversion activities.**

Exceptions in this definition will be made for any of the above that are adopted to reflect changes in HUD requirements.

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
X	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers in Public Housing <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Public housing rent determination policies, including the method for setting public housing flat rents <input 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
N/A	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
N/A	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
N/A	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
N/A	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
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
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

ATTACHMENT A-1
Capital Fund Program Annual Statement

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of Mt. Sterling		Grant Type and Number Capital Fund Program: KY36P020501-03 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: FY 2003	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <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	\$40,400.00			
3	1408 Management Improvements				
4	1410 Administration	\$2,500.00			
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	\$35,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$17,011.00			
10	1460 Dwelling Structures	\$285,900.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$24,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$404,811.00			
21	Amount of line 20 Related to LBP Activities	\$0.00			
22	Amount of line 20 Related to Section 504 Compliance	\$0.00			
23	Amount of line 20 Related to Security	\$0.00			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: <p style="text-align: center;">Housing Authority of Mt. Sterling</p>	Grant Type and Number Capital Fund Program: KY36P020501-03 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: <p style="text-align: center;">FY 2003</p>	
<input checked="" type="checkbox"/> Original Annual Statement					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:					
<input type="checkbox"/> Reserve for Disasters/ Emergencies					
<input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
24	Amount of line 20 Related to Energy Conservation Measures	\$150,000.00			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of Mt. Sterling		Grant Type and Number Capital Fund Program #: KY36P020501-03 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: FY 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406		\$40,400				
HA-Wide	Administration	1410		\$2,500				
HA-Wide	Fees and Costs	1430		\$35,000				
KY20-1	New electrical service	1460	60 units	\$66,000				
KY20-4	Construction of Additional Parking	1450	10 spaces	\$17,011				
KY20-4	Install new closet doors	1460	60 units	\$97,500				
KY20-4	New electrical service	1460	60 units	\$66,000				
KY20-4	Replace water heaters	1460	60 units	\$18,000				
KY20-5	Replace carpet and base	1460	40 units	\$29,400				
KY20-5	Replace light fixtures	1460	40 units	\$9,000				
KY20-5	Replace trash compactor system	1460	1 ea.	\$24,000				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of Mt. Sterling		Grant Type and Number Capital Fund Program #: KY36P020501-02 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FY 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	06/30/03			03/31/04			
HA-Wide	06/30/03			03/31/04			
HA-Wide	06/30/03			03/31/04			
KY20-1	06/30/03			03/31/04			
KY20-4	06/30/03			03/31/04			
KY20-4	06/30/03			03/31/04			
KY20-4	06/30/03			03/31/04			
KY20-4	06/30/03			03/31/04			
KY20-5	06/30/03			03/31/04			
KY20-5	06/30/03			03/31/04			
KY20-5	06/30/03			03/31/04			
HA-Wide	06/30/03			03/31/04			
HA-Wide	06/30/03			03/31/04			
HA-Wide	06/30/03			03/31/04			
KY20-1	06/30/03			03/31/04			
KY20-4	06/30/03			03/31/04			

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

PHA Name: Housing Authority of Mt. Sterling		<input 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: FY 2004 PHA FY: FY 2004	Work Statement for Year 3 FFY Grant: FY 2005 PHA FY: FY 2005	Work Statement for Year 4 FFY Grant: FY 2006 PHA FY: FY 2006	Work Statement for Year 5 FFY Grant: FY 2007 PHA FY: FY 2007
	Annual Statement				
20-1/Estill Terrace		\$150,000	\$210,000		
20-2/Manual Tipton Court		\$60,800	\$63,000		
20-3/Whitledge Heights		\$13,800	\$143,500		
20-4/Whitledge Heights Addition		\$164,000		\$210,000	
20-5/Mary Ray Trimble Apartments				\$275,000	\$40,000
20-8/Tommy Breeze Apartments		\$20,500	\$20,650	\$38,000	\$24,500
HA-Wide		\$50,000	\$50,000	\$50,000	\$275,000
CFP Funds Listed for 5-year planning		\$459,100	\$487,150	\$573,000	\$339,500

Replacement Housing Factor Funds				
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**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year : <u>4</u> FFY Grant: FY 2006 PHA FY: FY 2006			Activities for Year: <u>5</u> FFY Grant: FY 2007 PHA FY: FY 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
20-1/Estill Terrace			20-1/Estill Terrace		
20-2/Manual Tipton Court			20-2/Manual Tipton Court		
20-3/Whitledge Heights			20-3/Whitledge Heights		
20-4/Whitledge Heights Addition	Central AC	\$210,000	20-4/Whitledge Heights Addition		
20-5/Mary Ray Trimble Apartments	Major building repair, foundation repair, kitchen rehab, bath rehab	\$275,000	20-5/Mary Ray Trimble Apartments	Repave parking areas, landscaping	\$40,000
20-8/Tommy Breeze Apartments	Major renovations, siding, roofs, gutters, etc.	\$38,000	20-8/Tommy Breeze Apartments	Replace driveways, sidewalks, and new landscaping	\$24,500
HA-Wide	Operations, admin, AE fees & costs	\$50,000	HA-Wide	New maintenance facility, storage bldg.	\$225,000
			HA-Wide	Operations, admin, AE fees & costs	\$50,000

Total CFP Estimated Cost		\$573,000.00			\$339,500.00

Required Attachment A-3: 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: **Ms. Lurie Wills**

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

- Elected
- Appointed

C. The term of appointment is (include the date term expires): **April 3, 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):

B. Date of next term expiration of a governing board member: **April 3, 2003**

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

**Honorable Gary Williamson, Mayor
City of Mt. Sterling, KY**

Required Attachment A-4: 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.)

	<u>NAME</u>	<u>DEVELOPMENT</u>
1.	Ms. Minnie Donaldson	Estill Terrace – KY020-001
2.	Ms. Phyllis Cornwell	Manual Tipton Court – KY020-002
3.	Ms. Betty Tipton	Whitledge Heights – KY020-003
4.	Ms. Pam Henderson	Whitledge Heights Addition – KY020-004
5.	Ms. Lurie Wills	Mary Ray Trimble Apts. – KY020-005

ATTACHMENT A-5: Comments of Resident Advisory Board and Explanation of PHA Response:

Resident comments received during the 45-day review period.

1. Received request from elderly residents in Whitledge Heights – KY020-003, to put picnic table(s) and grill in the designated elderly section in order to provide recreation and social opportunities for this population in that particular development. Based upon the relatively low cost of this improvement the work was undertaken immediately afterward with funding coming from operations. All residents were very pleased with this improvement and the quick response by the PHA.

1. We again received an urgent request from the majority of residents living on Brooks Avenue, Whitledge Heights Addition- KY020-004, to add parking spaces in any manner we could. This development has been plagued with a chronic shortage of parking spaces. This project has been included in the scope of work for Capital Fund Project 501-02.

3. Residents from Estill Terrace, KY020-001, have again requested construction of some type of outside storage for mowers, bikes, grills, etc. This item has been included in an upcoming phase of Capital Fund Project funding.

4. Resident from Estill Terrace, KY020-001, has requested the installation of speed bumps to help keep the speed of traffic down to a reasonable speed. This is a city owned street and the request has been referred to the city for review and comment. No further action is required by the PHA at this time.

Attachment A-6: Results of Deconcentration and Income Mixing Assessments

Analysis Based on Bedroom Adjustment Factor

Covered Development	Adjustment Factor	Development Avg. Income	% of Average Income	% of Median Family Income	Exempt
KY20-001	1.10	7404	93%	19%	Y
KY20-002	0.97	\$6,026	76%	16%	Y
KY20-003	0.98	\$8,117	102%	21%	Y
KY20-004	0.92	\$9,262	116%	24%	Y
KY20-005	0.85	\$7,219	91%	19%	Y
KY20-008	1.25	\$9,279	117%	24%	Y
PHA-wide Adjustment Factor	0.97				
PHA-wide Adjusted Avg. Income	\$7,958				

Median Family Income: \$40,100.00

Please Note: All calculations utilized in the above analysis are on file with the Annual Plan Update for the Housing Authority of Mt. Sterling, KY at the central office of the Authority.

Attachment A-7: Definitions of Significant Amendment/Substantial Deviation.

Definition of Significant Amendment or Modification: The Housing Authority of Mt. Sterling has determined that significant amendment or modification includes the following:

- a. The addition of any non-emergency work item(s) that are not currently included in the current Annual Statement or in the Five –Year Plan of the Housing Authority;**
- b. Any change in the use of replacement funds under the Capital Fund;**
- c. Any change with regard to demolition or disposition, unit designation, homeownership program, or conversion activities.**

Exceptions in this definition will be made for any of the above that are adopted to reflect changes in HUD requirements.

Attachment A-8: Performance and Evaluation Reports for Open Capital Fund Programs

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: <u>MT. STERLING</u>		Grant Type and Number Capital Fund Program: <u>KY020-501(00)</u> Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: <u>2000</u>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2002 <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	-0-			
2	1406 Operations	41,821		41,821.00	41,821.00
3	1408 Management Improvements	-0-			
4	1410 Administration	485.42		485.42	485.42
5	1411 Audit	-0-			
6	1415 Liquidated Damages	-0-			
7	1430 Fees and Costs	28,410		28,410.00	18,165.07
8	1440 Site Acquisition	-0-			
9	1450 Site Improvement	86,000		86,000.00	52,500.00
10	1460 Dwelling Structures	220,171.58		220,171.58	158,010.08
11	1465.1 Dwelling Equipment-Nonexpendable	7,500		7,500.00	-0-
12	1470 Nondwelling Structures	-0-			
13	1475 Nondwelling Equipment	33,828		33,828.00	33,828.00
14	1485 Demolition	-0-			
15	1490 Replacement Reserve	-0-			
16	1492 Moving to Work Demonstration	-0-			
17	1495.1 Relocation Costs	-0-			
18	1498 Mod Used for Development	-0-			
19	1502 Contingency	-0-			
20	Amount of Annual Grant: (sum of lines 2-19)	\$ 418,216.00		\$ 418,216.00	\$ 304,809.57
21	Amount of line 20 Related to LBP Activities	-0-			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: <p style="text-align: center;"><u>MT. STERLING</u></p>	Grant Type and Number Capital Fund Program: <u>KY020-501(00)</u> Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: <p style="text-align: center;"><u>2000</u></p>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2002 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
22	Amount of line 20 Related to Section 504 Compliance	-0-			
23	Amount of line 20 Related to Security	-0-			
24	Amount of line 20 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: <u>MT. STERLING</u>		Grant Type and Number Capital Fund Program #: <u>KY020-501(00)</u> Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: <u>2000</u>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
KY20-1 Estill Terrace	Replace Faulty Driveways	1450	7	\$ 40,000		\$ 40,000	16,500	
	Misc. Concrete Replacement	1450	1,000 SF	10,000		10,000	-0-	
	Clear and Grub at Border fence	1450	L.S.	36,000		36,000	36,000	
	Porch Repair	1460	L.S.	5,000		5,000	5,000	
	General Upgrade/Maint. Building	1470	L.S.	-0-		-0-	-0-	
KY20-2 Estill Terrace	Replace Screen Doors	1460	33 ea	9,000		9,000	9,000	
	Add'l funds for siding/soffit	1460	L.S.	40,000		40,000	40,000	
Whitledge Heights Addition	Install Guttering	1460	22 Bldg's	44,000		44,000	44,000	
	Install Screen Doors	1460	60 ea	15,000		15,000	15,000	
	Bathroom Upgrade	1460	60 units	107,171.58		107,171.58	45,010.08	
PHA-WIDE	Operations	1406		41,821		41,821	41,821	
		1410		485.42		485.42	485.42	
	Architectural Services	1430		11,720		11,720	9,766.07	
	Management Consultant	1430		10,180		10,180	8,399.00	
	Energy Audit / Utility Allowances	1430		6,510		6,510	0	
	Refrigerators	1465.1	40	4,500		4,500	0	
	Ranges	1465.1	50	3,000		3,000	0	
	Mowing Tractor	1475		21,000		21,000	21,000	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: <u>MT. STERLING</u>		Grant Type and Number Capital Fund Program #: <u>KY020-501(00)</u> Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: <u>2000</u>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
KY20-1	Mar 31, 2002			Mar 31, 2003			
Estill Terrace							
KY20-2	Mar 31, 2002			Mar 31, 2003			
Estill Terrace							
KY20-4	Mar 31, 2002			Mar 31, 2003			
Whitledge Heights Addition							

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: <u>MT. STERLING</u>		Grant Type and Number Capital Fund Program Grant No: <u>KY020501(01)</u> Replacement Housing Factor Grant No:		Federal FY of Grant: <u>2001</u>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2002 <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	0			
2	1406 Operations	\$ 42,670		42,670	42,670
3	1408 Management Improvements	0			
4	1410 Administration	2,500		0	0
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	40,000		35,534	12,909
8	1440 Site Acquisition	0			
9	1450 Site Improvement	17,000		0	0
10	1460 Dwelling Structures	324,544		0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 426,714		\$ 78,204	\$ 55,579
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	7,000			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: <div style="text-align: center;"><u>MT. STERLING</u></div>		Grant Type and Number Capital Fund Program Grant No: <u>KY020501(01)</u> Replacement Housing Factor Grant No:		Federal FY of Grant: <div style="text-align: center;"><u>2001</u></div>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2002 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
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	18,000			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: <u>MT. STERLING</u>		Grant Type and Number Capital Fund Program Grant No: : <u>KY020501(01)</u> Replacement Housing Factor Grant No:				Federal FY of Grant: <u>2001</u>		
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	
KY20-1 Estill Terrace	Replace meter base/ copper SE cable / & weatherheads	1460	27 Bldg's	40,500		0	0	
	Comp. Interior renovation of 55 & 56	1460	152 doors	40,000		0	0	
KY20-2 Manual Tipton	Install furnace closet doors	1460	Lump Sum	3,600		0	0	
	Replace furnaces / thermostats	1460	18 units	18,000		0	0	
	Replace floor tile	1460	9200 SF	14,000		0	0	
KY20-4 Whitledge Heights Addition	Replace Bldg. sewers	1450	2 units	10,000		0	0	
	Re-construct wheelchair ramp	1450	Lump Sum	3,000		0	0	
	Install handrail in elderly section	1450	100 LF	4,000		0	0	
	Bathroom Upgrade	1460	60 units	90,000		0	0	
	Electric Meter bases & SE cable	1460	Lump Sum	26,400		0	0	
	Kitchen & bathroom GFI's (new circuits)	1460	Lump Sum	18,000		0	0	
	Replace water heaters	1460	60 units	18,000		0	0	
	Install new VCT	1460	39,100 SF	56,044		0	0	
PHA-WIDE	Operations Allotment	1406		42,670		42,670	42,670	
	Administrative	1410		2,500		0	0	
	A/E Fees	1430		20,000		19,834	9,284	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: <u>MT. STERLING</u>		Grant Type and Number Capital Fund Program Grant No: : <u>KY020501(01)</u> Replacement Housing Factor Grant No:				Federal FY of Grant: <u>2001</u>		
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	
	MC Fees	1430		20,000		15,700	3,625	

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: <u>MT. STERLING</u>		Grant Type and Number Capital Fund Program Grant No: <u>KY36P020501(02)</u> Replacement Housing Factor Grant No:			Federal FY of Grant: <u>2002</u>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2002 <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	0			
2	1406 Operations	\$ 40,400		\$ 40,400	0
3	1408 Management Improvements	0		0	0
4	1410 Administration	2,500		0	0
5	1411 Audit	0		0	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	35,000		0	0
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	17,011		0	0
10	1460 Dwelling Structures	285,900		0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0		0	0
12	1470 Nondwelling Structures	0		0	0
13	1475 Nondwelling Equipment	24,000		0	0
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	0		0	0
18	1499 Development Activities	0		0	0
19	1501 Collateralization or Debt Service	0		0	0
20	1502 Contingency	0		0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 404,811		\$ 40,411	-0-
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: <u>MT. STERLING</u>		Grant Type and Number Capital Fund Program Grant No: <u>KY36P020501(02)</u> Replacement Housing Factor Grant No:		Federal FY of Grant: <u>2002</u>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2002 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: <u>MT. STERLING</u>		Grant Type and Number Capital Fund Program Grant No: : <u>KY36P020501(02)</u> Replacement Housing Factor Grant No:			Federal FY of Grant: <u>2002</u>			
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	
KY20-1	New Electrical Service	1460	60 Units	66,000		0	0	
	Estill Terrace							
KY20-4	Construct additional parking	1450	Lump Sum	17,011		0	0	
Whitledge Heights	Install closet doors (Eld. & Fam.)	1460	305 Doors	97,500		0	0	
	Addition	1460	60 Units	66,000		0	0	

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

PHA Name: <u>MT. STERLING</u>		Grant Type and Number Capital Fund Program Grant No: : <u>KY36P020501(02)</u> Replacement Housing Factor Grant No:			Federal FY of Grant: <u>2002</u>			
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	
	Replace water heaters	1460	60 Units	18,000		0	0	
KY20-5	Replace carpet & base	1460	2100 SY's	29,400		0	0	
Mary Ray Trimble	Replace light fixtures	1460	40 Units	9,000		0	0	
	Replace public trash compactor	1475	Lump Sum	24,000		0	0	
PHA-WIDE	Operations	1406	10%	40,400		40,400	0	
	Administration	1410	Lump Sum	2,500		0	0	
	A/E Fees	1430	5%	17,500		0	0	
	MC Fees	1430	5%	17,500		0	0	

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

PHA Name: <u>MT. STERLING</u>		Grant Type and Number Capital Fund Program No: <u>KY36P020501(02)</u> Replacement Housing Factor No:				Federal FY of Grant: <u>2002</u>	
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	
KY20-1, 4, & 5	6/30/04			6/30/06			