

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

SmallPHAPlanUpdate
AnnualPlanforFiscalYear: 2003

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDINACCORDANCE
WITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan
Agency Identification**

PHAName: Housing Authority of Williamsburg

PHANumber: KY031

PHAFiscalYearBeginning:(mm/yyyy) 10 -2003

PHA Plan Contact Information:

Name: Boots Hamblin

Phone: 606 -549-0282

TDD:

Email (if available):

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
 [24CFR 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 filename in parentheses in the space to the right of the title.

	<u>Page#</u>
Annual Plan	
i. Executive Summary (optional)	1
ii. Annual Plan Information	0
iii. Table of Contents	1
1. Description of Policy and Program Changes for the Upcoming Fiscal Year	4
2. Capital Improvement Needs	4
3. Demolition and Disposition	4
4. Homeownership: Voucher Homeownership Program	5
5. Crime and Safety: PHDEP Plan	5
6. Other Information:	
A. Resident Advisory Board Consultation Process	6
B. Statement of Consistency with Consolidated Plan	6
C. Criteria for Substantial Deviations and Significant Amendments	7
Attachments	
<input checked="" type="checkbox"/> Attachment A: Supporting Documents Available for Review	
<input checked="" type="checkbox"/> Attachment B: Capital Fund Program Annual Statement	
<input checked="" type="checkbox"/> Attachment C: Capital Fund Program 5 Year Action Plan	
<input type="checkbox"/> Attachment __: Capital Fund Program Replacement Housing Factor Annual Statement	
<input checked="" type="checkbox"/> Attachment G: Public Housing Drug Elimination Program (PHDEP) Plan (Not Included)	
<input checked="" type="checkbox"/> Attachment O: Resident Membership on PHA Board or Governing Body	
<input checked="" type="checkbox"/> Attachment H: Membership of Resident Advisory Board or Boards	
<input checked="" type="checkbox"/> Attachment I: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)	
<input checked="" type="checkbox"/> Other (List below, providing each attachment name)	
Attachment D: CFP 2002 P&E Report	
Attachment E: CFP 2001 P&E Report	
Attachment F: CFP 2000 P&E Report	
Attachment J: PHA Criteria for Amendment & Modification	
Attachment K: Deconcentration	
Attachment L: Voluntary Conversion	
Attachment M: Community Service	
Attachment N: Pet Policy	

ii.ExecutiveSummary

[24CFRPart903.79(r)]

AtPHAOoption,provideabriefoverviewoftheinformationintheAnnualPlan

MANAGEMENTISSUES

Goal: Manage the Housing Authority of Williamsburg's existing public housing program in an efficient and effective manner thereby qualifying as at least a standard performer.

Objectives: HUD shall recognize the Housing Authority of Williamsburg as a high performer by December 31, 2004.

ACHIEVEMENT: The Housing Authority received high performer designation for the FYE 9-30-02.

MARKETABILITYISSUES

Goal: Enhance the marketability of the Housing Authority of Williamsburg's public housing units.

Objective: The Housing Authority of Williamsburg 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.

ACHIEVEMENT: Maintenance staff picks up litter on a daily basis to help maintain a litter-free environment and the Housing Authority and has employed another full-time maintenance worker.

SECURITYISSUES

Goal: Improve resident and community perception of safety and security in the Housing Authority of Williamsburg's public housing developments.

Objective: Continue to implement and support the Public Housing Drug Elimination Program.

ACHIEVEMENT: The Housing Authority continues to enhance the image of each site within the community by providing programs and working with other supportive services. Security screen doors and security screens and windows have been installed on elderly and family units. The Authority has taken over "Save the Children" program and works with other supportive services.

MAINTENANCEISSUES

Goals: Maintain the Housing Authority of Williamsburg's real estate in a decent condition. Deliver timely and high quality maintenance services to the residents of the Housing Authority of Williamsburg.

Objectives: The Housing Authority of Williamsburg will continue with the existing preventative maintenance plan.

The Housing Authority of Williamsburg shall achieve and maintain an average response time of 24 hours in responding to emergency work orders by December 31, 2002.

The Housing Authority of Williamsburg shall achieve and maintain an average response time of 7 days in responding to routine work orders by December 31, 2002.

ACHIEVEMENT: The Housing Authority currently delivers emergency maintenance service response within 24 hours as well as maintaining the preventive maintenance program.

EQUAL OPPORTUNITY ISSUES

Goal: Operate the Housing Authority of Williamsburg in full compliance with all Equal Opportunity laws and regulations.

Objective: The Housing Authority of Williamsburg shall mix its public housing development populations as much as possible ethnically, racially, and in income wise as much as possible.

ACHIEVEMENT: The Housing Authority continues to operate in full compliance with all Equal Opportunity laws and regulations.

PUBLIC IMAGE ISSUES

Goal: Enhance the image of public housing in our community.

Objective: The Housing Authority of Williamsburg shall ensure that there are at least 2 positive stories a year in the local media about the Housing Authority or one of its residents.

SUPPORTIVE SERVICE ISSUES

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

Objective: The Housing Authority of Williamsburg shall ensure that at least 3 supportive service opportunities are present for every public housing resident by December 31, 2004.

ACHIEVEMENT: The Housing Authority has established and maintains partnerships with the following support services agencies:

Baptist Regional medical Center
Bell-Whitley Services Agency, Inc.
Cabinet for Human Resources
Cumberland College: Swim Team and Counseling & Career Development
Whitley County Communities for Children: Adult Education Coordinator
Whitley County Communities for Children: Coordinator of School for Parents
Whitley County Health Department
Williamsburg Elementary School Family Resource Center
Williamsburg National Bank
AmeriCorp VISTA
Save the Children

The Housing Authority received 2 ROSS Grants – Resident Service Delivery Model (\$250,000) and Neighborhood Networks (\$150,000)

1.SummaryofPolicyorProgramChangesfortheUpcomingYear

Inthissection,brieflydescribe changesinpoliciesorprogramsdiscussedinlastyear'sPHAPlanthatarenotcoveredinothersectionsofthisUpdate.

There are no anticipated policy or program changes for the coming year.

2.CapitalImprovementNeeds

[24CFRPart903.79(g)]

Exemptions:Section8onlyPHAsarenotrequiredtocompletethiscomponent.

A. Yes No: IsthePHAeligibletoparticipateintheCFPinthefiscalyearcoveredbythisPHAPlan?

B. WhatistheamountofthePHA's estimatedoractual(ifknown)CapitalFundProgramgrantfortheupcoming year? \$416,798

C. Yes No DoesthePHAplantoparticipateintheCapitalFundProgramintheupcomingyear?Ifyes, completetherestof Component7.Ifno,skiptonextcomponent.

D.CapitalFundProgramGrantSubmissions

(1)CapitalFundProgram5 -YearActionPlan

TheCapitalFundProgram5 -YearActionPlanisprovidedas **Attachment C**

(2)CapitalFundProgramAnnualStatement

TheCapitalFundProgramAnnualStatementisprovidedas **AttachmentB**

AttachmentD: CFPKY36P0315010 2 -P&EReport

Attachment E: CFPKY36P03150101 -P&EReport

AttachmentF : CFPKY36P03150100 -P&EReport

3.D emolitionandDisposition

[24CFRPart903.79(h)]

Applicability:Section8onlyPHAsarenotrequiredtocompletethissection.

1. Yes No: DoesthePHAplantoconductanydemolitionordispositionactivities(pursuanttosection18 oftheU.S.HousingActof1937(42U.S.C.1437p))intheplanFiscalYear?(If'No',skiptonextcomponent;if'yes',completeoneactivitydescriptionforeachdevelopment.)

2.ActivityDescription

Demolition/DispositionActivityDescription (NotincludingActivitiesAssociatedwithHOPEVIorConversionActivities)
1a.Developmentname:
1b.Development(project)number:
2.Activitytype:Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3.Applicationstatus(selectone) 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

[24CFR Part 903.79(k)]

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

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

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum home owner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family's resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24CFR Part 903.7(m)]

Exemptions Section 8 Only PHAs may skip to the next component PHA eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

A. Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
Not Applicable

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ **No**
Funding

C. Yes No Does the PHA plant 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 (not attached)**

6. Other Information

[24CFR Part 903.79(r)]

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

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are attached at **Attachment (Filename) I**

3. In what manner did the PHA address those comments? (select all that apply)

- The PHA changed portion of the PHA Plan in response to comments. A list of these changes is included:
 - Yes No: below
 - 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 end of the RAB Comments in Attachment ____.
- Other: (list below)

See Attachment I

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 Consolidated Plan.**

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)

Commitment to provide affordable housing for low income families in the jurisdiction.

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.

Included as Attachment J

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 Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
N/A	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
N/A	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
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

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
X	Follow-up Plan to Results of the PH AS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
N/A	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
N/A	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
N/A	Approved HOPEVI application or, if more recent, approved or submitted HOPEVI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing § 504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99 -52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
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

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 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
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Community Service Policy & Procedures	Annual Plan
X	Deconcentration	Annual Plan
X	Voluntary Conversion	Annual Plan
X	Pet Policy	Annual Plan

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: Housing Authority of Williamsburg		Grant Type and Number Capital Fund Program Grant No: KY36P03150103 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs Management Improvements Hard Costs				
4	1410 Administration	1,400			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	44,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	305,208			
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	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	350,608			

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

PHAName: Housing Authority of Williamsburg	Grant Type and Number Capital Fund Program Grant No: KY36P03150103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

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

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

PHA Name: Housing Authority of Williamsburg		Grant Type and Number Capital Fund Program Grant No: KY36P03150103 Replacement Housing Factor Grant No:				Federal FY of Grant: 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 Work
KY031-1	None							
KY031-2	None							
KY031-3	None							
KY031-4	None							
KY031-6	Replace Furnaces (Family Units)		1460	155614				
	Replace Mech. Rm Doors (Family Units)		1460	38515				
	Replace Light Fixtures (Family Units)		1460	69564				
	Replace Flooring (Family Units)		1460	41515				
PHA Wide	Administration		1410	1400				
	Fees & Costs – A & E		1430	21000				
	Fees & Costs – MC		1430	21000				
	Fees & Costs – TA		1430	2000				
TOTAL				350608				

**CapitalFundProgramFive -YearActionPlan
PartI:Summary**

PHAName HousingAuthorityofWilliamsburg		<input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:			
Development Number/Name/HA- Wide	Year1	WorkStatementforYear2 FFYGrant: 2004 PHAFY: 2005	WorkStatementforYear3 FFYGrant: 2005 PHAFY: 2006	WorkStatementforYear4 FFYGrant: 2006 PHAFY: 2007	WorkStatementforYear5 FFYGrant: 2007 PHAFY: 2008
	Annual Statement				
KY031-1			79200	79200	79200
KY031-2			79200	79200	79200
KY031-3			79200	79200	79200
KY031-4			79200	79200	79200
KY031-6			79200	79200	79200
PHA Wide		448723	52723	52723	52723
TotalCFPFunds (Est.)		448723	448723	448723	448723
TotalReplacement HousingFactorFunds					

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

Activities for Year 1	Activities for Year: 4 FFY Grant: 2006 PHAFY: 2007			Activities for Year: 5 FFY Grant: 2007 PHAFY: 2008		
	KY031-1	Site Improvement	19800	KY031-1	Site Improvement	19800
See		Dwelling Structures	59400		Dwelling Structures	59400
Annual	KY031-2	Site Improvement	19800	KY031-2	Site Improvement	19800
Statement		Dwelling Structures	59400		Dwelling Structures	59400
	KY031-3	Site Improvement	19800	KY031-3	Site Improvement	19800
		Dwelling Structures	59400		Dwelling Structures	59400
	KY031-4	Site Improvement	19800	KY031-4	Site Improvement	19800
		Dwelling Structures	59400		Dwelling Structures	59400
	Ky031-6	Site Improvement	19800	Ky031-6	Site Improvement	19800
		Dwelling Structures	27475		Dwelling Structures	27475
	PHA wide	Fees & Costs – A&E	24000	PHA wide	Fees & Costs – A&E	24000
		Fees & Costs – MC	24000		Fees & Costs – MC	24000
		Fees & Costs – TA	4723		Fees & Costs – TA	4723
	TOTAL		416798	TOTAL		416798

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name HOUSING AUTHORITY OF WILLIAMSBURG, KENTUCKY		Grant Type and Number Capital Fund Program Grant No: KY36P03150102 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY2002	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)						
XX Performance and Evaluation Report for Period Ending: 03/31/03 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	1,000.	2,936.40	2,936.40	2,936.40	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	52,723.	54,175.	54,175.	19,040.55	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	350,750.	349,539.	349,362.21	73,781.55	
11	1465.1 Dwelling Equipment — Nonexpendable	12,325.	0			
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	0	10,147.60	10,147.60	1,345.82	
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2 – 20)	416,798.	416,798.	416,621.21	97,104.32	
22	Amount of line 21 Related to LBP Activities					

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

PHA Name HOUSING AUTHORITY OF WILLIAMSBURG, KENTUCKY	Grant Type and Number Capital Fund Program Grant No: KY36P03150102 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY2002
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 2)
XX Performance and Evaluation Report for Period Ending: 03/31/03 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance		2,500.15	2,500.15	2,500.15
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

PHAName: HOUSING AUTHORITY OF WILLIAMSBURG, KENTUCKY		Grant Type and Number Capital Fund Program Grant No : KY36P03150102 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY'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	
KY031-001	NOWORK							
KY031-002	NOWORK							
KY031-003	NOWORK							
KY031-004	NOWORK							
KY031-006	ELDERLY UNITS; REPLACE FURNACES AND ADD AIR CONDITIONING	1460	38	157,948.	126,540.	126,540	22,000.	IN PRGS .
	REPLACE INTERIOR DOORS	1460	40		15,753.85	15,577.06	10,000.	
	REPLACE MECHANICAL ROOM DOORS, FRAMES AND HARDWARE	1460	38	25,000.	15,200.	15,200	6,553.26	IN PRGS.
	PAINT ELDERLY UNITS	1460			30,400.	30,400.	10,000.	IN PRGS. 2,936.40
	NEW KITCHEN CABINETS IN HANDICAPPED UNITS	1460	5		2,000.15	2,000.15	2,000.15	I
	LIGHT FIXTURE REPLACEMENT	1460		68,515.	68,515.	68,515.	10,000.	IN PRGS.
	NEW KITCHEN SINKS IN HANDICAPPED UNITS	1460	5		500.	500.	500.	IN PRGS.
	REPLACE LIGHT FIXTURES		38		14,630.	14,630.	12,000.	ON-GOING

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 WILLIAMSBURG, KENTUCKY		Grant Type and Number Capital Fund Program Grant No: :KY36P03150102 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY'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	
	REPLACE FLOORING	1460	38	99,287.	76,000.	76,000.	728.14	IN PRGS.
PHA WIDE	ADMINISTRATION	1410		1,000.	2,936.40	2,936.40	2,936.40	COMPLETE
	FEES AND COSTS; A/E	1430		24,000.	29,175.	29,175.	19,040.55	ON-GOING
	FEES AND COSTS; M/C	1430		24,000.	25,000	25,000	0	ON-GOING
	FEES AND COSTS; TA	1430		4,723.				
	DUMPSTER PADS	1450		21,000.	0			DELETED
	STOVE & REFRIGERATOR REPLACEMENT	1465		12,325.	0			DELETED
	RELOCATION OF ELDERLY RESIDENTS; INCLUDES MOVING, EXPENSES, TELEPHONE, CABLE FEES, HASSLE FEE.	1495		0	10,147.60	10,147.60	1,345.82	ON-GOING

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName : HOUSING AUTHORITY OF WILLIAMSBURG, KENTUCKY		Grant Type and Number Capital Fund Program Grant No: KY36P03150101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending :3/31/03 <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				
3	1408 Management Improvements				
4	1410 Administration	1,000.	2,218.56	2,218.56	2,218.56
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	52,723.	54,889.	54,889.	42,303.65
8	1440 Site Acquisition				
9	1450 Site Improvement	40,000	0	0	0
10	1460 Dwelling Structures	355,000.	391,615.44	391,615.44	255,197.84
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)	448,723.	448,723.	448,723.	299,720.05

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

PHAName : HOUSING AUTHORITY OF WILLIAMSBURG, KENTUCKY	Grant Type and Number Capital Fund Program Grant No: KY36P03150101 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: 2)
 Performance and Evaluation Report for Period Ending :3/31/03
 Final Performance and Evaluation Report

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

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

PHAName: HOUSING AUTHORITY OF WILLIAMSBURG, KEN TUCKY		Grant Type and Number Capital Fund Program Grant No : KY36P03150101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	ADMINISTRATION	1410		1,000	2,218.56	2,218.56	2,218.56	COMPLETE
	FEES & COSTS A/E	1430		24,000	26,923	26,923	20,566.91	IN PRGS.
	FEES & COSTS M/C	1430		24,000	27,000	27,000	12,150.	IN PRGS.
	FEES & COSTS T/A AGENCY PLAN	1430		4,723	966.24	966.24	966.24	COMPLETE
	LANDSCAPING	1450		20,000	0			DELETED
	TREE TRIMMING	1450		20,000	0			DELETED
KY03 1-006	FAMILY UNITS REPLACE INTERIOR DOORS	1460	60 UNITS	150,000	150,000	150,000	135,000	IN PRGS.
	ELDERLY UNITS REPLACE FURNACE, ADDING A/C	1460	44 UNITS	154,000	0			
	FAMILY UNITS/PAINT INTERIORS	1460	60 UNITS	51,000	0			
	BATHROOM RENOVATIONS: NEW SHOWERS SURROUNDS, VANITIES AND TOPS, MEDICINE CABINETS AND LIGHTS	1460		0	241,615.20	241,615.20	128,818.34	IN PRGS.

Capital Fund Program KY36P03150100

The Capital Fund Program for 2000 is complete. No Performance & Evaluation Report is included in the 2002 Agency Plan Update.

Public Housing Drug Elimination Program Plan

Due to the elimination of this program, the PHDEP template is not required.

Resident Advisory Board Membership

The following individuals are members of the Resident Tenant Council and were appointed to serve on the Resident Advisory Board:

Patricia Turner	652 Brush Arbor	606-539-9355
Mark Turner	652 Brush Arbor	606-539-9355
Jenny McFarland	679 Brush Arbor	606-549-9921
Joyce Meadows	621 Brush Arbor	606-549-9842

Resident Advisory Board Recommendations and PHA Response

The Resident Advisory Board met on April 10, 2003 at 1:30 PM at the Brush Arbor office. The Executive Director, Boots Hamblin, called the meeting to order. She advised the board the purpose of the meeting was to solicit any input from the members for the preparation of the Housing Authority's 2003 Agency Plan and review the current work being planned for the developments.

Suggestions received:

- Air conditioning in the units

Housing Authority Response:

- Air conditioning was being done in elderly at this time and felt elderly needed priority over family. Family will be considered in future.

Meeting adjourned at approximately 2:00 PM.

Criteria for Significant Amendment and Substantial Modification

The following definition was previously adopted by the Housing Authority of Williamsburg:

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

Deconcentration & Income Mixing

Attachment: K Deconcentration and Income Mixing

Component 3, (6) Deconcentration and Income Mixing

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

If yes, list these developments as follows:

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

Voluntary Conversion Initial Assessments

Component 10 (B) Voluntary conversion Initial Assessments

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

Development Name	Number of Units
None	

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

Community Service

The Housing Authority's Community Service requirement remains suspended as approved by Board Resolution no. 07-02 on 4-10-02.

Pet Policy Summary

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

The policy allows each head of household to own up to two pets, a dog or cat and a caged animal. Cats or dogs must be inoculated and must maintain a restricted weight limit. Animals are not allowed outside the unit without the owner and must be on a leash.

An annual fee and deposit is required for each pet and varies based on the type of pet. The policy also requires that pets be restrained when a Housing Authority maintenance person enters the unit to perform maintenance. If the pet is not restrained, the resident is charged a \$25.00 charge. The tenant may also be charged for removal of pet waste.

Resident Membership PHA Governing Board

Required Attachment O : Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)
- A. Name of resident member(s) on the governing board: **Gwen Griffith**
- B. How was the resident board member selected: (select one)?
 Elected
 Appointed
- C. The term of appointment is (include the date term expires): **Term Expires 04 -09-2005**
2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?
- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full-time basis
 - the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
 - Other (explain):
- B. Date of next term expiration of a governing board member: **01-13-04**
- C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): **Mayor - City of Williamsburg and Williamsburg City Council**