

Small PHA Plan Update  
Annual Plan for Fiscal Year: 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 Dawson Springs**

**PHA Number: KY-075**

**PHA Fiscal Year Beginning: (mm/yyyy) 04/2003**

**PHA Plan Contact Information:**

Name: Tana Townsend, Executive Director

Phone: 270-797-2512

TDD: 1-800-648-6056

Email (if available):hads@vci.net

**Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting:**

**(select all that apply)**

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

**Display Locations For PHA Plans and Supporting Documents**

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

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

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

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

**PHA Programs Administered:**

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

**Annual PHA Plan**  
**Fiscal Year 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

There no major changes in the Plan or planned operations during the 4<sup>th</sup> Year (FYB 4-01-03).

**1. Summary of Policy or Program Changes for the Upcoming Year**

In this section, briefly describe changes in policies or programs discussed in last year’s PHA Plan that are not covered in other sections of this Update.

The HADS made no major changes in the 3<sup>rd</sup> (current year as this is being prepared) Agency Plans/Fiscal Year from the previous year’s Plans except for different items comprising the FFY2002 Capital Funds Program (CFP). Additionally, it added some new items in the 5 Year Capital Improvement Programs. HADS continued the ACOPP provisions as approved and implemented in its FFY2001 plan. HADS did outreach to attract additional residents in an attempt improve its overall occupancy. It did, through its Resident Initiatives Coordinator, continue to provide educational, self-help and recreational activities/programs for all residents in an attempt to improve resident satisfaction and employment opportunities (i.e., self-sufficiency.)

**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? \$ 296,700. (approximately the current (FFY2002) actual grant amount.

C.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

**(1) Capital Fund Program 5-Year Action Plan**

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

**(2) Capital Fund Program Annual Statement**

The Capital Fund Program Annual Statement is provided as Attachment B

**3. 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

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

**4. Voucher Homeownership Program**

[24 CFR Part 903.7 9 (k)]

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

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

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

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

**5. Safety and Crime Prevention: PHDEP Plan Congress cancelled the PHDEP in CY2001, thus this part is not applicable.**

[24 CFR Part 903.7 (m)]

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

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

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ \_\_\_\_\_ Not Applicable \_\_\_\_\_

C.  Yes  No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D.  Yes  No: The PHDEP Plan is attached at Attachment \_\_\_\_\_

**6. Other Information**

[24 CFR Part 903.7 9 (r)]

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

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

The Executive Director and Plans Consultant explained the proposed plan at a meeting on October 23, 2002. The Resident Advisory Board members were generally pleased with what was proposed. One (Dixon resident) wanted a Gazabo on her property, and one is being proposed for the 4<sup>th</sup> Year. Another asked about window screens, which are being proposed in the 1<sup>st</sup> Year plan (FYB April 1, 2003). Additionally, there was some discussion of the proposal to add privacy and storage space in/for the OCM building at Clarkdale.

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

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

The PHA changed portions of the PHA Plan in response to comments

A list of these changes is included

Yes  No: below or

Yes  No: at the end of the RAB Comments in Attachment \_\_\_\_\_.

Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment \_\_\_\_\_.

The Resident Advisory Board was satisfied with the Executive Director and Plans Consultant's answers to their questions and no changes were applicable/necessary.

Other: (list below)

**B. Statement of Consistency with the Consolidated Plan**

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

1. Consolidated Plan jurisdiction: (provide name here)

Commonwealth of Kentucky (State Plan)- Kentucky Housing Corporation.

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- Other: (list below) The Housing Authority of Dawson Springs (HADS) Agency Plans are consistent with the State Consolidated Plan in that the ACOPP gives priority to selection of extremely low-income applicants (i.e., those whose incomes do not exceed 30% of the Median Family Income (MFI) for Hopkins County), grants applicants/occupants a 15% deduction from gross wages/salaries in determining their Income-Based Rents and also grants all the option of selecting their rent amount from either that computed on the basis of Income-Based Rents or Flat Rents (which are set at rates comparable to local private market rentals.) The minimum rent remains at \$25 per unit per month. Additionally, the Capital Funds Program monies are used to cover both the costs of operational services and property upgrades and improvements. All of these items provide opportunities and benefits to eligible (i.e., from zero income to 80% of the Hopkins County MFI) applicants and residents.

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)

The State Consolidated Plan sets forth the following, with which the HADS’s activities are consistent: “Expand the supply of safe, decent, sanitary and affordable housing for very-low and low-income families through...rehabilitation.

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

**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:**

**The Housing Authority of Dawson Springs (HADS ) has chosen the following as its definition of Substantial Deviation from its Annual Plan:**

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

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

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

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

- 1.) Changes to rent or admission policies or organization of its waiting list.**
- 2.) Additions of non-emergency work items (not included in the current Annual Statement or 5-Year Action Plan) or change in use of the replacement reserve funds under the Capital Grant Funds Program.**
- 3.) Additions of new activities not included in the current PHDEP; (NOTE: PHDEP cancelled by U S Congress in CY2001) and**
- 4.) Any change with regard to demolition or disposition, designation of projects/buildings (for the elderly/disabled or families with disabilities), homeownership programs or conversion activities.**

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

**Attachment A**

**Supporting Documents Available for Review**

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

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

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	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
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	PHDEP-related documentation: <ul style="list-style-type: none"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents Community Services Requirements Implementation Plan (as may or may not be appropriate and Detailed Analysis of Deconcentration Requirements by Project.	(specify as needed) Annual Plan Requirement

**Required Attachment D: Resident Member on the PHA Governing Board**

1.  Yes  No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: Ruth Key

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

Elected

Appointed

C. The term of appointment is (include the date term expires): 11/04/2005

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: 11/04/2003

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

**Required Attachment E: Membership of the Resident Advisory Board or Boards**

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

The Resident Advisory Board, as of October 22, 2002, consist of the following four (4) members:

William Davis, Unit 1 A, Belmont Apartments (101 Baxter Ave.)

Lorrie Jones, Unit 103, Clarkdale Court (103 Clarkdale Court)

Thelma Hogan, Unit 10, Arcadia Apartments (115 East Ramsey St.)

Bonnie Stevenson, Unit 2, Dixon Manor Apartments (116 East Ramsey St.)

Required Attachment F. Component 3, (6) Deconcentration and Income Mixing

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

If yes, list these developments as follows:

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name:</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>
KY 75-01 Clarkdale	50	Incomes are over PHA Average of allowable (Ceiling) Range of gross incomes.	PHA w/ use skip overs in an effort to achieve deconcentration

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

<b>PHA Name: Housing Authority of Dawson Springs</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: KY36P07550103 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2003</b>
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**Original Annual Statement**  **Reserve for Disasters/ Emergencies**  **Revised Annual Statement (revision no: )**  
 **Performance and Evaluation Report for Period Ending:**  **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 84,700.			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 58,000.			
10	1460 Dwelling Structures	\$ 106,000.			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$ 3,000.			
13	1475 Nondwelling Equipment	\$ 45,000.			
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)	\$ 296,700.			
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	\$ 56,000.			
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of Dawson Springs		Grant Type and Number Capital Fund Program Grant No: KY36P07550103 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
				Original	Revised	Funds Obligated	Funds Expended	
PHA - WIDE	<b>Operations</b> -Support Operations due to deficit operations.	1406		\$ 84,700.				
	<b>Site Improvements</b>	1450						
KY 75-01	1. Correct broken/sunken walks		300 Sq. Yards	\$ 40,000.				
KY 75-02	1. Replace Security Lights Arcadia/Dixon		8 Poles	\$ 10,000.				
	2. Add Benches/Tables Arcadia/Dixon		10	\$ 8,000.				
	<b>Dwelling Structures</b>	1460						
KY 75-01	1. Replace Exterior Latchsets/Locks-		84 Doors	\$ 21,000.				
	2. Add Security Screens/Locks		316 Windows	\$ 25,000.				
KY 75-02	1. Replace bad Windows/Frames		Various	\$ 60,000.				
	<b>Nondwelling Structures</b>	1470						
KY 75-02	Add Overheat Elect. heaters to Pole Barn		2	\$ 3,000.				
KY 75-02	<b>Dwelling Equipment</b>	1465						
Arcadia/Dixon	Replace Ldy. Room Washers/Dryers		4	\$ 2,000.				
PHA Wide	<b>Non Dwelling Equipment</b>	1475						
	1. Replace Base/Radio Comm. System		5 radios/base	\$ 6,000.				
	2. Replace 1 Maint. Truck (3/4 ton)		1	\$ 23,000.				
	3. Purchase Riding Mower w/attachment		1	\$ 12,000.				
	4. Purchase Carbon Monoxide Detector		1	\$ 2,000.				



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

PHA Name Housing Authority of Dawson Springs		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 4-1-2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 4-1-2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 4-1-2006	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 1-1-2007
	Annual Statement				
PHA - WIDE		\$148,700.	\$100,700.	\$104,200.	\$147,800.
KY 75-01, Clarkdale Court		\$ 54,000.	\$101,000.	\$126,000.	\$ 67,500.
KY 75-02, Belmont, Arcadia & Dixon		\$ 94,000.	\$ 95,000.	\$ 66,500.	\$ 81,400.
CFP Funds Listed for 5-year planning		\$296,700.	\$296,700.	\$296,700.	\$296,700.
Replacement Housing Factor Funds					





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

<b>PHA Name: Housing Authority of Dawson Springs</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: KY36P07550100 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2000</b>
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no #3 )  
 Performance and Evaluation Report for Period Ending:  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 105,700.00	\$ 121,999.30.	\$ 121,999.30	\$ 121,999.30
3	1408 Management Improvements	\$ 3,000.00	\$ 2,312.60	\$ 2,312.60	\$ 2,312.60
4	1410 Administration	\$ 1,556.15	\$ 1,556.15.	\$ 1,556.15	\$ 1,556.15
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 14,000.00	\$ 14,000.00	\$ 14,000.00	\$ 14,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 25,907.25	\$ 25,907.25	\$ 25,907.25	\$ 25,907.25
10	1460 Dwelling Structures	\$ 153,739.23	\$ 138,127.33	\$ 138,127.33	\$ 138,127.33
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$ 2,380.37	\$ 2,380.37	\$ 2,380.37	\$ 2,380.37
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)	\$ 306,283.00	\$ 306,283.00	\$ 306,283.00.	\$ 306,238.00
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**

PHA Name: Housing Authority of Dawson Spring		Grant Type and Number Capital Fund Program Grant No: KY36P07550100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA – WIDE	OPERATIONS –various including RIC	1406	Various	\$ 105,700.00	\$ 121,999.30	\$121,999.30	\$ 121,999.30	Completed
PHA – WIDE	MGMT. IMPROVEMENTS-Tenant & Resident Initiative Programs/Activities	1408	Various	\$ 3,000.00	\$ 2,312.60	\$ 2,312.60	\$ 2,312.60	Completed
PHA – WIDE	ADMINISTRATION-advertise/copying	1410	Various	\$ 1,556.15	\$ 1,556.15	\$ 1,556.15	\$ 1,556.15	Completed
PHA – WIDE	FEES & COSTS- hire A&E & Mod Mgmt. Consultant	1430	2	\$ 14,000.00	\$ 14,000.00	\$ 14,000.00	\$ 14,000.00	Completed
KY 75-02	SITE IMPROVEMENTS- Blacktop Parking Areas & Install Playground & improve Playground lot	1450	Various	\$ 24,907.25	\$ 24,907.25	\$ 24,907.25	\$ 24,907.25	Completed
KY 75-01	Landscaping Remove Trees		Various	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	Completed
KY 75-01	DWELLING STRUCTURES- Install Central Air Conditioning	1460	30 Dus	\$ 96,650.00	\$ 96,650.00	\$ 96,650.00	\$ 96,650.00	Completed
	Install Clean-outs for Sewer Lines		Various	\$ 2,500.00	None	-0-	-0-	Earlier CIAP
KY 75-02	New Carpets		3 Dus	\$ 2,,304.23	\$ 1,192.33	\$ 1,192.33	\$ 1,192.33	Completed
KY 75-02	Re-roof, decking & vent replacements for Dixon & Arcadia		2 Bldgs.	\$ 40,285.00	\$ 40,285.00	\$ 40,285.00	\$ 40,285.00	Completed
KY 75-01	Half Steel Window (security) Screens		30 DUs	\$ 12,000.00	None	None	N/A	Operating Budget
KY 75-01	NON-DWELLING EQUIPMENT- Community Room Furniture & Equip.	1475.	Various	\$ 2,380.37	\$ 2,380.37	\$ 2,380.37	\$ 2,380.37	Completed

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

PHA Name: Housing Authority of Dawson Springs		<b>Grant Type and Number</b> Capital Fund Program No: KY36P07550100 Replacement Housing Factor No:				<b>Federal FY of Grant: 2000</b>	
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	
PHA -Wide	03/31/02	9-30-02	9-30-02	09/30/03		9/30/02	

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

<b>PHA Name: Housing Authority of Dawson Springs</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: KY36P07550101 Replacement Housing Factor Grant No:                      Revision #2	<b>Federal FY of Grant: 2001</b>
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: 1)  
 Performance and Evaluation Report for Period Ending: 9-30-02  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	\$ 140,000.	\$140,000.00	\$ 140,000.00	\$ 140,000.00
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 11,500.	\$ 11,859.67	\$ 11,859.67	\$ 8,659.67
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 50,000.	\$ 33,196.79	None	N/A
10	1460 Dwelling Structures	\$ 111,020.	\$127,463.54	\$ 97,479.06	\$ 42,394.42
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)	\$ 312,520.	\$312,520.00	\$ 249,338.73	\$191,054.09
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of Dawson Springs		Grant Type and Number Capital Fund Program Grant No: KY36P07550101 Replacement Housing Factor Grant No: Revision #2				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	<b>Operations</b> –Support due to excessive vacancies, pay RIC salary/benefits,etc.	1406	Various	\$ 140,000.	\$140,000.00	\$ 140,000.00	\$ 140,000.00	Drawn Down
PHA - WIDE	<b>Fees &amp; Costs</b> -Employ A&E to design & supervise work plus advertisements	1430		\$ 11,500.	\$ 10,541.97	\$ 10,541.97	\$ 7,341.97	In Process
PHA-WIDE	Consultant	1430			\$1,317.70	\$1,317.70	\$ 1,317.70	Done
KY 075-01	<b>Site Improvements</b> – Blacktop parking areas @ Clarkdale	1450	Various	\$ 45,000.	\$ 28,196.79	None	N/A	T/B done
KY 075-02	<b>Site Improvement</b> – Repair Sidewalks	1450	As Needed	\$ 5,000.	\$ 5,000.00	None	N/A	T/B done
KY 075-02	<b>Dwelling Structures</b> – Install Central A/C & furnaces @ Belmont 100% of units	1460	64 DUs	\$ 80,000.	\$ 96,443.54	\$ 96,443.54	\$ 41,358.90	In Process
KY 075-02	<b>Dwelling Structures</b> - Replace worse windows	1460	5-6 Bldgs.	\$ 31,020.	\$ 31,020.00	\$ 1,035.52	\$ 1,035.52	Started



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

<b>PHA Name: Housing Authority of Dawson Springs</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: KY36P07550102 Replacement Housing Factor Grant No: REVISION #2	<b>Federal FY of Grant:</b> <b>2002</b>
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: 1)  
 Performance and Evaluation Report for Period Ending: 9-30-02  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	\$130,422.	\$ 119,108.	\$ 119,108.00	\$ 119,108.00
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 10,000.	\$ 10,000.	\$ 10,000.	\$ 1,459.27
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 24,300.	\$ 27,954.	\$ 4,474.	\$ 4,474.00
10	1460 Dwelling Structures	\$110,000.	\$ 121,314.	\$ 121,314.	\$ 111,781.18
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$ 22,000.	\$ 18,346.	\$ 18,346.	\$ 18,346.00
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)	\$296,722.	\$296,722.	\$ 273,242	\$ 255,168.45
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report Required Attachment G. Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of Dawson Springs		Grant Type and Number Capital Fund Program Grant No: KY36P07550102 Replacement Housing Factor Grant No: Revision #2				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA - WIDE	<b>Operations</b> -Support Operations due to excess vacancies	1406		\$ 130,422.	\$119,108.	None	\$ 119,108.	Done
PHA – WIDE	<b>Fees &amp; Costs</b> - hires A&E to design & supervise Site work & advertisements	1430	1	\$ 10,000.	\$ 8,540.73	\$ 8,540.73	N/A	T/B done
PHA -WIDE	Consultant	1430		\$ 1,459.27.	\$ 1,459.27.	\$ 1,459.27	\$ 1,459.27	Done
KY 75-01	<b>Site Improvements</b> -Blacktop Parking Areas	1450	Various	\$ 8,000.	\$ 8,000.	None	N/A	T/B done
KY 75-02	Site Imprv.-Gazabo, and 2-3 benches		Various	\$ 5,800.	\$ 5,800..	\$ 4,474.	\$ 4,474.	Done
KY 75-02	Site Imprv.-Chain Link Fence+Belmont		1	\$ 2,000.	\$ 2,000.	None	N/A	T/B done
KY 75-02	Site Imprv.- 8' X 10 Patio @ Belmont & Dixon		Various	\$ 8,500.	\$ 12,154.	None	N/a	T/B done
KY 75-02	Dwelling Structures	1460						
Belmont Apts.	Replace Roofs & Defective Decking		64 DUs	\$ 90,000.	\$121,314.	\$121,314.	\$ 111,781.18	In Process
KY 75-02	<b>Dwelling Structures</b> - Continue HVAC installation at Belmont	1460	12-13 DUs	\$ 20,000.	-0-	None	N/A	Funded/completed 50101
PHA – WIDE	<b>Non-Dwelling Equipment</b> - Additional Maintenance Truck	1475	1	\$ 22,000.	\$ 18,346.	\$ 18,346.	\$ 18,346.00	Done



## Required Attachment H. Report on the Progress in Meeting the Five-Year Mission/Goals

The HADS continues to achieve its mission in providing affordable, decent, safe, sanitary and drug free housing for eligible families.

In regard to its goals, HADS has achieved its goals during or prior to the 3<sup>rd</sup> Year as follows:

1. The HADS improved its occupancy level of (regular) low-income occupants as 130 of 140 (92%) available Dwelling Units were so occupied on October 21, 2002. Ten (10) units are off line for special purposes, such as 3 occupied by law enforcement officials, one for CFP storage, 2 for the RIC office and Activities Center, etc. Thus, HADS has achieved this goal/objective of improving its occupancy level from the base calendar (1999) year.

2. The HADS believes it has improved the quality of assisted housing by adding central A/C for all units at Clarkdale (KY 75-01) and Belmont (part of KY 75-02). Its RASS score was at or above 75% for each of the 5 rated areas on the Calendar Year 2002 HUD Customer Services & Satisfaction Survey and/or the overall PHAS score was 88, an improvement in each of these areas. Thus, HADS has achieved this goal/objective during the 3<sup>rd</sup> Agency Plans year.

3. HADS has an improved living environment by continuation of its charging residents the lesser of Income-Based Rents (which allow a 15% deduction from gross wages/salaries) and Flat Rents (which are based on local private market housing), with a minimum gross rent of \$25. Further, the HADS has a policeman living on both of its family sites (i.e., Clarkdale and Belmont) as well a deputy sheriff in Dixon Manor (KY 75-02) to foster safety and security on these sites. The Neighborhood Watch Program has ceased at Belmont. Again, another "success" (achievement) on this goal/objective.

4. The HADS has promoted self-sufficiency and asset development of its assisted households by providing various supportive services, such as employment readiness and computer literacy training, Meals on Wheels and lunch meal in its Clarkdale Community Room to the elderly/disabled, health fairs, etc., conducted by or coordinated through its RIC. Further, it assisted its youth to achieve greater success by providing after school tutorial programs, and Cub and Girl Scout activities. Additionally, the number of "working families" has increased (as has the number of occupied units has increase) by thirteen (13), i.e. from 17 to 30, between October 1, 2001 and October 21, 2002. Thus, the HADS believes that it has successfully met this goal/objective.