

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

Housing Authority of McKee -KY147
Small PHA Plan Update
Annual Plan for Fiscal Year: **2003**

**NOTE: THIS PHA PLAN TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHAName: Housing Authority of McKee

PHANumber: KY147

PHAFiscalYearBeginning: 10/2003

PHA Plan Contact Information:

Name: Sandy Creech

Phone: 606287 -8777

TDD: 1 -800-648-6056

Email (if available): hamckee@prtcnet.org

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.

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ii. Executive Summary

[24CFR Part 903.79(r)]

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

See Attachment ky147a01

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.

2. Capital Improvement Needs

[24CFR Part 903.79(g)]

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

A. x 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? \$ 120,942

C. x 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 ky147b01

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided imbedded in template.

3.D Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability: Section 8 only PHAs are not required to complete this section.

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

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:
5. Number of units affected: 6. Coverage of action (select one) Part of the development <input type="checkbox"/> Total development <input type="checkbox"/>
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units 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. Time in 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 homeowner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family's resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal

government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards

- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24CFR Part 903.7(m)]

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

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

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ _____

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

- D. Yes No: The PHDEP Plan is attached at Attachment _____

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) ky147 c01

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

Yes No: at the end of the RAB Comments in Attachment
ky147c01.

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

- Other: (list below)

B. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)
Commonwealth of Kentucky Statewide 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)

The Housing Authority of McKee has included its citizens and residents in creating this agency plan and five -year plan. The Authority will continue to maintain and modernize its 66 public housing units. The Housing Authority of McKee is dedicated to serving the needs of low -income people in our area. We provide adequate, affordable, safe housing, without discrimination, where people can better themselves. It should be noted at this time that the Housing Authority of McKee serves a large number of the very low income in the community.

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 McKee considers the following to be Substantial Deviations from the 5 -Year Plan:

1. Adding or deleting more than two Goals would be a substantial deviation to the 5 -year Plan

B. Significant Amendment or Modification to the Annual Plan: The Housing Authority of McKee considers the following to be a Significant Amendment or Modification to the Annual Plan:

1. Change to rent or admissions policies or organization of the waiting list.
2. Addition of non -emergency work items not included in the Annual Statement or 5 -Year Action Plan.
3. The Authority is setting a 25% threshold on Capital Fund revisions. This provision is in effect unless the Executive Director declares an emergency situation exists.
4. Change in the use of any Replacement Reserve Fund.
5. Any change with regard to demolition or disposition, designation, home ownership programs or conversion activities.

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
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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 type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered each public housing development <input 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
	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing § 504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	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 (PHEDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	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
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) Community Service Requirement Policy	Community Service

Required Attachment B: Resident Member on the PHA Governing Board

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

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

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

- Elected
- Appointed

C. The term of appointment is (include the date term expires):

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:

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

Required Attachment C: 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.)

1. Marianne Keck - volunteer
2. All residents were appointed to the Resident Advisory Board by Director Creech by letter on 5/17/01, however none of them were interested in attending any meetings this year, a new letter asking if anyone would like to join will be sent out next year.

Required Attachment D : 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 income 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(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

Required Attachment E: Voluntary Conversion of Developments from Public Housing Stock, Required Initial Assessments

a. How many of the PHA's developments are subject to the Required Initial Assessments? None.

b. How many of the PHA's developments are not subject to the required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? N/A

c. How many Assessments were conducted for the PHA's covered developments? none

Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
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None

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 McKee	Grant Type and Number Capital Fund Program Grant No: KY36-P147-50103 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	
		Original	Revised	Obligated	Expended
1	Total non -CFP Funds				
2	1406 Operations	11,442			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,500			
8	1440 Site Acquisition				
9	1450 Site Improvement	16,000			
10	1460 Dwelling Structures	49,000			
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures	43,000			
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)	120,942			
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 McKee		Grant Type and Number Capital Fund Program Grant No: KY36 -P147-50103 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	
PHAW	Operations (painting, upkeep on apartments, stuff to small top in line items in budget)	1406	1	11,442				
PHAW	Annual Plan 2004	1430	1	1,500				
KY147-01	Sealing	1450	1	5,000				
KY147-01	Playground	1450	1	11,000				
KY147-01	Replace Light Fixtures	1460	66	5,000				
KY147-01	VCT Flooring	1460		4,000				
KY147-01	Bathroom Renovations	1460		20,000				
KY147-01	Roofing	1460		20,000				
KY147-01	Maintenance Building	1470	1	43,000				

Annual Statement/Performance and Evaluation Report

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

actor (CFP/CFPRHF)

Part III: Implementation Schedule

PHAName: Housing Authority of McKee		Grant Type and Number Capital Fund Program No: KY36-P147-50103 Replacement Housing Factor No:					Federal FY of Grant: 2003
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	
PHAW	9/30/05			9/30/07			
KY55-01	9/30/05			9/30/07			

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 McKee	Grant Type and Number Capital Fund Program Grant No: KY36-P147-50102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement **Reserve for Disasters/Emergencies** x **Revised Annual Statement (revision no: 1)**
X 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
1	Total Non -CFP Funds				
2	1406 Operations	7,442	7,442	7,442	2,097.39
3	1408 Management Improvements	10,000	3,000	743.95	743.95
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0	3,000	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	40,000	30,000	333	333
10	1460 Dwelling Structures	55,000	65,081.20	35,081.20	14,070.55
11	1465.1 Dwelling Equipment — Nonexpendable	0	3,418.80	3,418.80	3,418.80
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	8,500	9,000	8,141.19	8,141.19
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)	120,942	120,942	65,160.14	28,804.88
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 McKee		Grant Type and Number Capital Fund Program Grant No: KY36 -P147-50102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHAW	Operations (painting, upkeep on apartments, stuff to small top in line items in budget)	1406	1	7,442	7,442	7,442	2,097.39	28
KY147-01	Landscape	1450	1	5,000	5,000	333	333	7
KY147-01	Playground, Basketball court, Bike Path	1450	1	35,000	25,000	0	0	0
KY147-01	Rehab Baths	1460	1	5,000	39,417.20	39,417.20	8,406.55	21
KY147-01	Replace Cabinets	1460		20,000	5,664	5,664	5,664	100
KY147-01	Replace Floor Tile	1460		10,000	0	0	0	0
KY147-01	Roof Replacement	1460		20,000	20,000	0	0	0
KY147-01	Washers and Dryers	1475	6	2,100	6,246.19	6,246.19	6,246.19	100
KY147-01	Maintenance Equipment	1475	3	1,400	858.81	0	0	0
KY147-01	New Copier	1475	1	5,000	1895	1895	1895	100
PHAW	Upgrade computer	1408	1	10,000	3,000	743.95	743.95	7
KY147-01	New Appliances	1465	10	0	3,418.80	3,418.80	3,418.80	100
PHAW	2003 Annual Plan	1430	1	0	1,500	0	0	0
PHAW	MC	1430	1	0	1,500	0	0	0

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

PHAName: Housing Authority of McKee		Grant Type and Number Capital Fund Program No: KY36-P147-50102 Replacement Housing Factor No:					Federal FY of Grant: 2002
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	
PHAW	9/30/04			9/30/06			
KY147-01	9/30/04			9/30/06			

RESIDENT COMMENTS

The Public Meeting was conducted on June 10, 2003 to discuss the Annual Plan Update for 2003. In attendance were Sandy Creech, Executive Director, Sam Kilburn, Maintenance Director, DeAnna Arnold, Resident and Ed Cooper and Elisa Cooper of Consultants Plus. The updated plan was explained. There were no questions to the plan. DeAnna Arnold works for AmeriCorps; She has lived in low-income housing in Alaska. She said she never planned to live in housing again, but has been here for eight months, and likes it. She says maintenance work is done immediately; she has never had any problems and plans to stay. With her work for AmeriCorps she works with about 70 percent of the residents here.

CapitalFundProgramFive -YearActionPlan

PartI:Summary

PHANameMcKee						X Original5 -YearPlan <input type="checkbox"/> RevisionNo:
Development Number/Name/H A-Wide	Year1	WorkStatementforYear2 FFYGrant:2004 PHAFY:	WorkStatement forYear3 FFYGrant:2005 PHAFY:	WorkStatementfor Year4 FFYGrant:2006 PHAFY:	WorkStatementfor Year5 FFYGrant:2007 PHAFY:	
	Annual Statement					
HA-wide		11,442	11,442	11,442	11,442	
KY147-01		109,500	109,500	109,500	109,500	
TotalCFPFunds (Est.)		\$120,942	\$120,942	\$120,942	\$120,942	
Total Replacement HousingFactor Funds						

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

Activities for Year1	ActivitiesforYear:2004			ActivitiesforYear:2005		
		FFYGrant: PHAFY:			FFYGrant: PHAFY:	
	HA-wide	Operations	11,442	HA-wide	Operations	11,442
	KY147-01	ReplaceRoofs	25,000	KY147-01	Flooring	6,500
	KY147-01	Flooring	12,500	KY147-01	DoorRepla cement	24,500
	KY147-01	EntranceDoor Replacement	34,500	KY147-01	LocksandHardware	2,500
	KY147-01	LocksandHardware	3,500	KY147-01	PaveStreets	25,000
	KY147-01	UtilityVehicle	12,500	KY147-01	H.A.Truck	25,000
	KY147-01	LawnTractorwith attachments	8,000	KY147-01	Sidewalks	20,000
	PHAW	AP2004/MC	1,500		ReplaceLight Fixtures	6,000
	KY147-01	GuttersandTrim	12,000			

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

Activities for Year1	ActivitiesforYear:2006			ActivitiesforYear:2007		
		FFYGrant: PHAFY:			FFYGrant: PHAFY:	
	HA-wide	Operations	11,442	HA-wide	Operations	11,442
	KY147-01	Flooring	12,500	KY147-01	Halfpanelunits	20,000
	KY147-01	ReplaceFaucets	9,500	KY147-01	Elderlycarpeting	12,000
	KY147-01	LocksandHardware	2,500	KY147-01	NewOffice equipment	15,000
	KY147-01	ComputerUpgrade	6,000	KY147-01	Replacefencingand addnew	15,000
	KY147-01	WaterHeater Upgrade	20,000	KY147-01	New PostalBoxes	10,000
	KY147-01	Sidewalks	20,000	KY147-01	Porches	20,000
	KY147-01	VinylSiding Replacement	20,000	KY147-01	ReplaceVinyl Siding	17,500
	KY147-01	Installadditional Parking	19,000			

EXECUTIVE SUMMARY

The McKee Housing Authority has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

We have adopted the following mission statement to guide the activities of the McKee Housing Authority.

The mission of the Housing Authority of McKee is dedicated to serving the needs of low income people in our area. We provide adequate, affordable, safe housing, without discrimination, where people can better themselves.

We have also adopted the following goals and objectives for the next five years.

Management Issue:

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

Objectives:

1. HUD shall recognize the Housing Authority of McKee as a high performer by December 31, 2003.

Latest PHAS Score is 92 which makes the Housing Authority a High Performer for the year.

2. The Housing Authority of McKee 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 six month wait for housing by December 31, 2004.

At this time the waiting list is small, but not in all areas. There is at least a one -year wait for a one -bedroom unit. The two -bedroom wait is about a month. The highest demand is for a three-bedroom apartment, and the wait for that is three to six months. There are four bedroom units, but people don't move out of them.

3. By December 31, 2001, the Housing Authority of McKee shall have a waiting list of sufficient size so we can fill our public housing units within 7 days of them becoming vacant.

There is a small waiting list at this time. If there is a waiting list for the same size unit, it is filled in seven days.

4. The Housing Authority of McKee 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.

The Authority's Force Account program is maximizing its Capital Fund, as it has for the last few years. Things are going great.

Marketability Issue:

Goal Two: Make public housing the affordable housing of choice for the very low -income residents of our community.

Objectives:

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

The PHA scored nine out of ten on the residents satisfaction portion of PHAS.

2. The Housing Authority of McKee 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.

The Authority is working on the landscaping, and still trying to get grass to grow. The Authority has weeds, which we're in the process of getting rid of, and has reseeded and fertilized and is just waiting and praying for grass this year.

Maintenance Issue:

Goal Three: Deliver timely and high quality maintenance service to the residents of the Housing Authority of McKee.

Objectives:

1. The Housing Authority of McKee shall create an appealing, up -to-date environment in its developments by December 31, 2004.

Landscaping is an ongoing project.

2. The Housing Authority of McKeeshall shall achieve and maintain an average response time of 1 -
2 days in responding to routine work orders by December 31, 2002.

*PHA is meeting this. Emergency Work Orders are completed within an hour after call in,
when possible .*

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will
be working toward the achievement of our mission.

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead
towards the accomplishment of our goals and objectives. Taken as a whole, they outline a
comprehensive approach towards our goals and objectives and are consistent with the
Consolidated Plan. Here are just a few highlights of our Annual Plan:

- ❖ Finish Bathroom rehabs.
- ❖ Continue Roofing
- ❖ Playground equipment

In summary, we are on course to improve the condition of affordable housing in McKeeshall.

Sandy Creech
Executive Director