

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

KAPLAN HOUSING AUTHORITY

Small PHA Plan Update

Annual Plan for Fiscal Year: 2003

Fiscal Year Beginning July 1, 2003

And

Ending June 30, 2004

**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: KAPLAN HOUSING AUTHORITY

PHA Number: LA026

PHA Fiscal Year Beginning: (mm/yyyy) 07/2003

PHA Plan Contact Information:

Name: Marian Turnage

Phone: 337-643-7425

TDD: 337-643-7425

Email (if available): kap00444@kaplantel.net

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

PHA Programs Administered:

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

**Annual PHA Plan
Fiscal Year 2002**

[24 CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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<input type="checkbox"/> Other (List below, providing each attachment name)	

ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

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

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.

There are no changes in PHA policies which are not discussed in other sections of this update

The PHA has revised its five-year capital improvement program as indicated in the designated attachment.

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? \$ 170,564 estimated

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 E.

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as

Attachment B	2001 Capital Fund Program
Attachment C	2002 Capital Fund Program
Attachment D	2003 Capital Fund Program

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

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: <u>(DD/MM/YY)</u>	
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

[24 CFR Part 903.7 (m)]

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

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

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

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

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

6. Other Information

[24 CFR Part 903.7 9 (r)]

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

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

- 2. If yes, the comments are Attached as Attachment H.

- 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 H.
 - 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)) State of Louisiana
Office of Community Development

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)

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: A change in the CFP budget of greater than \$200,000.

B. Significant Amendment or Modification to the Annual Plan: Reallocation of CFP funds of greater than \$200,000 between budget line items (development account numbers); in other words, a change in any one budget line item of greater than \$200,000.

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 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
	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 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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	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
	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	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
X	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
	PHEDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHEDEP 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 PHEDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHEDEP 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 PHEDEP 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
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

ATTACHMENT B

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: KAPLAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program LA48P02650101 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/01 <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	6,528			
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	25,000		25,000	16,858
8	1440 Site Acquisition				
9	1450 Site Improvement	40,000		40,000	32,400
10	1460 Dwelling Structures	108,000		107,700	17,010
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	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	179,528		172,700.00	66,268

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: KAPLAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program LA48P02650101 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

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

PHA Name: KAPLAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program #: LA48P02650101 Capital Fund Program Replacement Housing Factor #:			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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA WIDE	MANAGEMENT IMPROVEMENTS New computer software and staff training Assistance with PHAS Assistance with Annual Plan	1408		6,528		-0-	-0-	
HA-Wide	FEES AND COSTS: Retain A?E to prepare plans and contract documents and inspect work Hire experienced MOD coordinator	1430		25,000 17,000 8,000		25,000 17,000 8,000	16,858 14,858 2,000	
LA26-1	SITE IMPROVEMENTS Replace Sidewalks	1450	1790 l.ft.	40,000		40,000	32,400	
LA 26-2	DWELLING STRUCTURES: Herpin Street Site (4 units) Install new metal door & door unit (frames, weatherstripping, etc.) at front and rear with dead bolt locks and vandal resistant screen doors on 4 units	1460 1460	 8	108,000 6,500		107,700	17,010	

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

PHA Name: KAPLAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program #: LA48P02650101 Capital Fund Program Replacement Housing Factor #:			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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	Install new sheetrock ceilings over existing ceiling and repair sheetrock walls; tape, float and paint on 4 units		6500 sq. ft.	26,000				
	Install new tile flooring over existing flooring on 4 units		3500 sq ft	10,500				
	Install baseboards throughout and paint		1500 l ft	3,000				
	Install electric smoke detectors		10	1,000				
	Repair walls, clean unit, and paint interiors		4 units	8,000				
LA 26-2	Remove existing stove hoods and install new stove hoods with cabinets above and backsplashes	1460	4	2,000				
	Replace all kitchen cabinets and countertops		4	2,000				
	Install new stainless steel kitchen sinks, faucets, drain trap, supply lines with cutoffs		4	2,400				
	Install new hot water heaters with pop-off valve, new fittings, ventilation, etc		4	2,000				
	Replace tub faucets and fittings		4	2,400				

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

PHA Name: KAPLAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program #: LA48P02650101 Capital Fund Program Replacement Housing Factor #:			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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace sheetrock wall around tub, install new sheetrock, install man-made marble 5' high above tub fastened with glue and screwed in studs		4 units	4,000				
	.Install heater, light, vent in bathrooms		4	1,200				
	Replace all light fixtures		50	5,000				
	Other electrical work		4	8,000				
LA26-2	Remove existing panel heaters and install new central heaters with air conditioning system		4	10,000				
	Replace all interior door units		70	14,000				

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

PHA Name: KAPLAN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program LA48P02650102 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	6,528			
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	25,000		25,000	-0-
8	1440 Site Acquisition				
9	1450 Site Improvement	40,000			
10	1460 Dwelling Structures	108,000			
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	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	170,564		25,000	-0-
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name:		Grant Type and Number				Federal FY of Grant:		
KAPLAN HOUSING AUTHORITY		Capital Fund Program #: LA48P02650102 Capital Fund Program Replacement Housing Factor #:				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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA WIDE	MANAGEMENT IMPROVEMENTS New computer software and staff training Assistance with PHAS Assistance with Annual Plan	1408		6,528				
LA26-1	FEES AND COSTS: Retain A?E to prepare plans and contract documents and inspect work Hire experienced MOD coordinator	1430		25,000 17,000 8,000		<u>25,000</u> 17,000 8,000	-0-	
LA26-1	SITE IMPROVEMENTS Replace Sidewalks	1450	1790 l.ft.	40,000				
LA 26-1	DWELLING STRUCTURES: Park Village Site (4 units) Install new metal door & door unit (frames, weatherstripping, etc.) at front and rear with dead bolt locks and vandal resistant screen doors on 4 units	1460 1460	 8	<u>108,000</u> 6,500				

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

PHA Name: KAPLAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program #: LA48P02650102 Capital Fund Program Replacement Housing Factor #:			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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	Install new sheetrock ceilings over existing ceiling and repair sheetrock walls; tape, float and paint on 4 units		6500 sq. ft.	26,000				
	Install new tile flooring over existing flooring on 4 units		3500 sq ft	10,500				
	Install baseboards throughout and paint		1500 l ft	3,000				
	Install electric smoke detectors		10	1,000				
	Repair walls, clean unit, and paint interiors		4 units	8,000				
LA 26-1	Remove existing stove hoods and install new stove hoods with cabinets above and backsplashes	1460	4	2,000				
	Replace all kitchen cabinets and countertops		4	2,000				
	Install new stainless steel kitchen sinks, faucets, drain trap, supply lines with cutoffs		4	2,400				
	Install new hot water heaters with pop-off valve, new fittings, ventilation, etc		4	2,000				
	Replace tub faucets and fittings		4	2,400				

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

PHA Name: KAPLAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program #: LA48P02650102 Capital Fund Program Replacement Housing Factor #:			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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace sheetrock wall around tub, install new sheetrock, install man-made marble 5' high above tub fastened with glue and screwed in studs		4 units	4,000				
	.Install heater, light, vent in bathrooms		4	1,200				
	Replace all light fixtures		50	5,000				
	Other electrical work		4	8,000				
LA26-1	Remove existing panel heaters and install new central heaters with air conditioning system		4	10,000				
	Replace all interior door units		70	14,000				

Annual Statement/Performance and Evaluation Report ATTACHMENT D Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: KAPLAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program LA48P02650103 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2003	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations					
3	1408 Management Improvements	3,000				
4	1410 Administration					
5	1411 Audit					
6	1415 liquidated Damages					
7	1430 Fees and Costs	25,000				
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	140,164				
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	2,400				
18	1498 Mod Used for Development					
19	1502 Contingency					
20	Amount of Annual Grant: (sum of lines 2-19)	170,564				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security					

Annual Statement/Performance and Evaluation Report		ATTACHMENT D	
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary			
PHA Name: KAPLAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program LA48P02650103 Capital Fund Program 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	
24	Amount of line 20 Related to Energy Conservation Measures		
		Total Actual Cost	

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

PHA Name: KAPLAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program #: LA48P02650103 Capital Fund Program Replacement Housing Factor #:			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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA WIDE	MANAGEMENT IMPROVEMENTS Assistance with PHAS Assistance with Annual Plan	1408		3,000 1,000 2,000				
LA26-1	FEES AND COSTS: Retain A/E to prepare plans and contract documents and inspect work Hire experienced MOD coordinator	1430		25,000 17,000 8,000				
LA 26-1	DWELLING STRUCTURES: Modernization of 6 units Install new metal door & door unit (frames, weatherstripping, etc.) at front and rear with dead bolt locks and vandal resistant screen doors on 4 units	1460	12	140,164				
LA 26-1	Install new sheetrock ceilings over existing ceiling and repair sheetrock walls; tape, float and paint on 4 units	1460	9750 sq. ft.					

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

PHA Name: KAPLAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program #: LA48P02650103 Capital Fund Program Replacement Housing Factor #:			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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	Install new tile flooring over existing flooring on 4 units		5250 sq ft					
	Install baseboards throughout and paint		2250 l ft					
	Install electric smoke detectors		15					
	Repair walls, clean unit, and paint interiors		6 units					
	Remove existing stove hoods and install new stove hoods with cabinets above and backsplashes		6					
	Replace all kitchen cabinets and countertops		6					
	Install new stainless steel kitchen sinks, faucets, drain trap, supply lines with cutoffs		6					
	Install new hot water heaters with pop-off valve, new fittings, ventilation, etc		6					
	Replace tub faucets and fittings		6					
LA 26-1	Replace sheetrock wall around tub, install new sheetrock, install man-made marble 5' high above tub fastened with glue and screwed in studs	1460	6 units					

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

PHA Name: KAPLAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program #: LA48P02650103 Capital Fund Program Replacement Housing Factor #:			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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	.Install heater, light, vent in bathrooms		6					
	Replace all light fixtures		75					
	Other electrical work		6					
	Remove existing panel heaters and install new central heaters with air conditioning system		6					
	Replace all interior door units		105					
LA 26-1	Relocation Relocate 6 families (12 moves)	1495.1	6 families	2,400				

ATTACHMENT E

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: KAPLAN HOUSING AUTHORITY						<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:
Development Number/Name/ HA-Wide	Year 1 2003	Work Statement for Year 2 FFY Grant: PHA FY: 2004	Work Statement for Year 3 FFY Grant: PHA FY: 2005	Work Statement for Year 4 FFY Grant: PHA FY: 2006	Work Statement for Year 5 FFY Grant: PHA FY: 2007	
<i>La26-1</i>	Annual Statement	Management Improvements: \$ 3,000 PHAS Annual Plan	Management Improvements: \$4,000 PHAS Annual Plan	Management Improvements: \$ 3,000 PHAS Annual Plan	Management Improvements: \$ 3,000 PHAS Annual Plan	
		Fees & Costs: \$25,000 Hire A/E Hire Mod Coordinator	Fees & Costs: \$25,000 Hire A/E Hire Mod Coordinator	Fees & Costs: \$25,000 Hire A/E Hire Mod Coordinator	Fees & Costs: \$25,000 Hire A/E Hire Mod Coordinator	
		Dwelling Structures: Modernize 6 units \$140,164	Dwelling Structures: Modernize 6 units \$139,164	Dwelling Structures: Modernize 5 units \$140,164	Dwelling Structures: Modernize 6 units \$140,164	
		Relocation: Relocate 6 families \$2,400	Relocation: Relocate 6 families \$2,400	Relocation: Relocate 6 families \$2,400	Relocation: Relocate 6 families \$2,400	
<i>La 26-2</i>						
CFP Funds Listed for 5- year planning		\$170,564	\$170,564	\$170,564	\$170,264	
Replacement Housing Factor Funds						

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year :_2__ FFY Grant: PHA FY: 2004			Activities for Year 3 FFY Grant: PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	LA26-1	MANAGEMENT IMPROVEMENTS: Technical assistance on PHAS and Annual Plan	\$ 3,000	LA26-1	MANAGEMENT IMPROVEMENTS: Technical assistance on PHAS and Annual Plan	\$ 4,000
	LA26-1	FEES & COSTS: Retain A/E for design and inspections Hire MOD Coordinator	25,000	LA26-1	FEES & COSTS: Retain A/E for design and inspections Hire MOD Coordinator	25,000
See	LA 26-1	DWELLING STRUCTURES: Modernize 6 units Install new metal door & door unit (frames, weatherstripping, etc.) at fron and rear with dead bolt locks and vandal resistant screen doors	\$ 140,164	LA26-1	DWELLING STRUCTURES: Install new metal door & door unit (frames, weatherstripping, etc.) at fron and rear with dead bolt locks and vandal resistant screen doors	\$ 139,164
Annual		Install new sheetrock ceilings over existing ceiling and repair sheetrock walls; tape, float and paint			Install new sheetrock ceilings over existing ceiling and repair sheetrock walls; tape, float and paint	
Statement		Install new tile flooring over existing flooring			Install new tile flooring over existing flooring	
		Install baseboards throughout and paint			Install baseboards throughout and paint	

	Install electric smoke detectors		Install electric smoke detectors
	Repair walls, clean unit, and paint interiors		Repair walls, clean unit, and paint interiors
	Remove existing stove hoods and install new stove hoods with cabinets above and backsplashes		Remove existing stove hoods and install new stove hoods with cabinets above and backsplashes
	Replace all kitchen cabinets and countertops		Replace all kitchen cabinets and countertops
	Install new stainless steel kitchen sinks, faucets, drain trap, supply lines with cutoffs		Install new stainless steel kitchen sinks, faucets, drain trap, supply lines with cutoffs
	Install new hot water heaters with pop-off valve, new fittings, ventilation, etc		Install new hot water heaters with pop-off valve, new fittings, ventilation, etc
	Replace tub faucets and fittings		Replace tub faucets and fittings
	Replace sheetrock wall around tub, install new sheetrock, install man-made marble 5' high above tub fastened with glue and screwed in studs		Replace sheetrock wall around tub, install new sheetrock, install man-made marble 5' high above tub fastened with glue and screwed in studs
	.Install heater, light, vent in bathrooms		.Install heater, light, vent in bathrooms
	Replace all light fixtures		Replace all light fixtures
	Other electrical work		Other electrical work
	Remove existing panel heaters and install new central heaters with air conditioning system		Remove existing panel heaters and install new central heaters with air conditioning system

	Replace all interior door units		Replace all interior door units
LA 26-1	Relocate 6 families	2,400	LA 26-1 Relocate 6 families 2,400
Total CFP Estimated Cost		\$ 170,564	\$ 170,564

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year: 4 FFY Grant: PHA FY: 2006			Activities for Year: 5 FFY Grant: PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
LA26-1	MANAGEMENT IMPROVEMENTS: Technical assistance on PHAS and Annual Plan	\$ 3,000	LA26-1	MANAGEMENT IMPROVEMENTS: Staff training Technical assistance on PHAS and Annual Plan	\$ 6,528
LA26-1	FEES & COSTS: Retain A/E for design and inspections Hire MOD Coordinator	\$ 25,000	LA26-1	FEES & COSTS: Retain A/E for design and inspections Hire MOD Coordinator	\$ 25,000
LA26-1	DWELLING STRUCTURES: Install new metal door & door unit (frames, weatherstripping, etc.) at fron and rear with dead bolt locks and vandal resistant screen doors	\$ 140,164	LA26-1	DWELLING STRUCTURES: Install new metal door & door unit (frames, weatherstripping, etc.) at fron and rear with dead bolt locks and vandal resistant screen doors	\$ 148,000
	Install new sheetrock ceilings over existing ceiling and repair sheetrock walls; tape, float and paint			Install new sheetrock ceilings over existing ceiling and repair sheetrock walls; tape, float and paint	

	Install new tile flooring over existing flooring			Install new tile flooring over existing flooring	
	Install baseboards throughout and paint			Install baseboards throughout and paint	
	Install electric smoke detectors			Install electric smoke detectors	
	Repair walls, clean unit, and paint interiors			Repair walls, clean unit, and paint interiors	
	Remove existing stove hoods and install new stove hoods with cabinets above and backsplashes			Remove existing stove hoods and install new stove hoods with cabinets above and backsplashes	
	Replace all kitchen cabinets and countertops			Replace all kitchen cabinets and countertops	
	Install new stainless steel kitchen sinks, faucets, drain trap, supply lines with cutoffs			Install new stainless steel kitchen sinks, faucets, drain trap, supply lines with cutoffs	
	Install new hot water heaters with pop-off valve, new fittings, ventilation, etc			Install new hot water heaters with pop-off valve, new fittings, ventilation, etc	
	Replace tub faucets and fittings			Replace tub faucets and fittings	
	Replace sheetrock wall around tub, install new sheetrock, install man-made marble 5' high above tub fastened with glue and screwed in studs			Replace sheetrock wall around tub, install new sheetrock, install man-made marble 5' high above tub fastened with glue and screwed in studs	
	.Install heater, light, vent in bathrooms			.Install heater, light, vent in bathrooms	

	Replace all light fixtures			Replace all light fixtures	
	Other electrical work			Other electrical work	
	Remove existing panel heaters and install new central heaters with air conditioning system			Remove existing panel heaters and install new central heaters with air conditioning system	
	Replace all interior door units			Replace all interior door units	
LA 26-1	Relocate 6 families	2,400	LA 26-1	Relocate 6 families	2,400
		\$ 170,564			\$ 170,564

HA Public Housing Drug Elimination Program Plan

NOT APPLICABLE

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Section 1: General Information/History

A. Amount of PHDEP Grant \$ _____

B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R _____

C. FFY in which funding is requested _____

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area. Unit count information should be consistent with that available in PIC.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

12 Months _____ 18 Months _____ 24 Months _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balances should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD-approved extensions or waivers. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Grant Start Date	Grant Term End Date
FY 1995						
FY 1996						
FY 1997						
FY 1998						
FY 1999						

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FFY _____ PHDEP Budget Summary Original statement Revised statement dated:

Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	
9115 - Special Initiative	
9116 - Gun Buyback TA Match	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 – Reimbursement of Law Enforcement						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDE P Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9115 - Special Initiative	Total PHDEP Funding: \$

Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9116 - Gun Buyback TA Match					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9120 - Security Personnel					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators

1.							
2.							
3.							

9130 – Employment of Investigators					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9140 – Voluntary Tenant Patrol					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$		
-------------------------------------	--	--	--	--	--------------------------------	--	--

Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9170 - Drug Intervention					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9180 - Drug Treatment					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

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:
Beverly Hargrave

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

- Elected
- Appointed

C. The term of appointment is (include the date term expires): April 10, 2001 to August 4, 2004

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

Mayor of the Town of Kaplan: Levi Schnexider

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.)

Resident Advisory Board is made up of tenants of the Kaplan Housing Authority:

Denise Cormier
Apartment 110, Andrew Highway
La 26-2

Beverly Hargrave
Apartment 28, Park Village
LA 26-1

Jo Ann Rice
Apartment 118, Andrew Highway
LA 26-2

Required Attachment H: Comments of Resident Advisory Board or Boards & Explanation of PHA Response

Comments of Advisory Board:

Resident Advisory Board felt that more funds were needed for capital improvements in order to complete all the needed improvements in a shorter period of time. LA 26-1, especially Park Village, needs a complete modernization to the interiors and exteriors. Modernization of LA 26-2, Herpin Street Site, needs to be completed.

PHA Response:

HUD, through a formula, allocates the funds to the Housing Authority. The Housing Authority, because of its size, does not get as much money as the large housing authorities. The PHA has no control over the allocation of funds. The amount is determined by HUD.

Because of the age of the units and the recently found mold and mildew problem including rotted wood and dry-rotted sheetrock, the PHA is including LA 26-1 in its five-year capital improvement fund program. The PHA believes that 6 units can be done per year at the present rate of funding. However, if HUD allocates more capital fund monies to the Kaplan Housing Authority, then the PHA will be able to complete more than 6 in a year. Modernization of all of the units at Herpin Street Site will have to be completed after the units with the most serious mold problems have been addressed.

