

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

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004

Annual Plan for Fiscal Year 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: Lexington-Fayette Urban County Housing Authority

PHA Number: KY 36 P004

PHA Fiscal Year Beginning: (mm/yyyy) 07/2004

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
- PHA local 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
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the 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)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

To develop and manage safe, sanitary and desirable housing for low and moderate income individuals and families in Lexington and Fayette County. To promote housing and social opportunities which serve as the impetus for increased self sufficiency and community involvement. To create an atmosphere of caring and commitment for those we serve and employ.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
- Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

- PHA GOAL: Expand the supply of good, desirable assisted housing Objectives:
 - each year, respond to appropriate NOFA's issued by HUD for Section 8 housing choice vouchers
We did not receive and were not aware of any NOFA's to expand our HCV allocation in 2003.
 - leverage private or public funds to create 150 housing opportunities over 5 years
Private and/or public funding has been leveraged to create 213 housing opportunities: 95 The Arbors, 17 Westside development, 40 12th Street, and 61 Sugar Mill. LHA has made application to obtain tax credits for 24 units at Russell Cave and 32 units at the Bluegrass-Aspendale site.
 - annually review and respond, if appropriate, to HUD NOFA's for acquisition or development of new units
After reviewing LHA options, a decision was made to not apply for HOPE VI in 2003-2004.
 - acquire/develop 150 new units over 5 years

The 95 houses of the Arbors subdivision have been constructed and sold. 17 units have been developed on the former Westside Plaza site. 40 apartments have been acquired at the 12th Street property. Renovation has begun and is scheduled to be completed by June 04. 61 apartments are currently under construction at the Sugar Mill site. 6 units are under construction in the West end of the city.

- PHA GOAL: Adapt Lexington Housing Authority's Housing stock and program resources to more closely meet local housing needs and markets
Objectives:
 - seek approval to demolish 279 units in Bluegrass Aspendale
Demolition application approved 7/26/00. All families were relocated in 2001. Demolition completed February 15, 2003.
 - Seek approval for a demolition HOPE VI grant for Bluegrass Aspendale
Demolition grant for Bluegrass-Aspendale approved 07/26/2000.
 - upgrade through renovation activities 130 public housing units
Renovation of all 97 units in KY4-9 has been completed. Renovation has also been completed on the 20 units in KY4-12. Renovation of 9 units has been completed in 4-14, 4-15 and 4-19. An additional 4 fire units have been renovated in 4-3.

Our original goal of 150 public housing units has been revised to 130. LHA determined that the 2004 projected renovation of 4-1 should be delayed in order to concentrate efforts on additional development opportunities.
 - evaluate Section 8 homeownership program for viability in Lexington market and implement if applicable
After Board approval, a Section 8 Homeownership plan was submitted to HUD and approved, May 16, 2002. 25 Section 8 Leaseholders attended orientations for the program in January 2003. 23 of these persons entered the program to pursue homeownership. The first closing occurred in September 2003. The second closing occurred in January 2004.
- PHA GOAL: Improve management of programs operated by Lexington Housing Authority
Objectives
 - Provide accounting training sessions on a yearly basis
Entire accounting department attended a two-day training session covering advanced accounting and budgeting. The Director of Finance attended several trainings to remain current on HUD regulations as well as a presentation on the proposed Section 8 Flexible Voucher Program.

Two Accounting Assistants and Director of Finance attended training in tax credit compliance.

- Insure all housing managers have PHM certification 2 years after hire date
All Public Housing Managers are PHM certified. The new Section 8 Manager was hired in October 2003 and will be sent for PHM certification in 2005.

- Upgrade operations management staff through annual training on HUD regulations and innovative techniques for management

Public Housing and Section 8 Management and support staff received HUD and/or Housing industry training in areas related to their job duties during the past year. This included training in the areas of RIM, Eligibility, Tax Credit Compliance, Professional Development, Homeownership, and several others.

Additionally, Rent Calculation training for all Public Housing and Section 8 Occupancy staff is planned for April 2004.

- Update maintenance trades staff through attending training at least once a year
All supervisors and 7 maintenance trades workers received maintenance training during the past year. An additional 9 members of the maintenance staff are registered to attend the KY Housing Association Maintenance training in April 2004.

- Annual training for Section 8 inspectors
Section 8 inspectors and manager are scheduled to attend HQS training in May 2004.

- HUD will recognize LHA as a PHAS high performer by 6/30/04
Baseline score established at 79 in 2000. Advisory score of 92 received in 2001. 2002 PHAS score is 92 (High Performer). Also recognized as a High Performer in 2003 with a score of 92.

- Increase customer satisfaction as indicated by annual surveys
Baseline established at 3.902/5 in 2000. 2001 score: 3.8/5. 2002: 3.8/5. 2003 4.1/5

- Reduce public housing vacancies by 5% in 2005
Baseline established at 77 vacancies in 2000. 111 vacancies in 2001: (2, 3 and 4BR vacancies were held to house families that were relocated in order to renovate the 97 units in KY 4-9). 81 vacancies in 2002, 54 vacancies in 2003.

- PHA GOAL: Increase assisted housing choices
Objectives:
 - Maintain Section 8 payment standard at 110%
Payment standard has been maintained at 110%.
 - Implement site based waiting lists for public housing
LHA maintains 22 site based waiting lists for public housing.
 - Manage homeownership program to sell at least 3 units per year
Since July 1, 2003 nine (9) houses have been sold in the public housing Homeownership program.
 - Increase housing opportunities for families who are working part-time or in school using KY 004-007 and KY 004-009
KY004-007 and KY004-009 approved by Board of Commissioners to be entry-level self-sufficiency housing. Implementation for KY4-7 is on hold until units are renovated. KY4-9 has been renovated and added to the self-sufficiency program to provide housing for families who are employed part-time or are full-time students.

- PHA GOAL: Improve community quality of life and economic vitality
Objectives:
 - Review and assess Section 8 and public housing units in view of creating partnerships with local agencies
New Section 8 and/or public housing partnerships have been created with Eastern Kentucky University, Central KY Housing and Homeless Initiative (CKHHI), Center for Training and Employment (Automated Office Skills Program), and the African American Outreach Partnership. Lincare (home health agency) and Mercy Medical (prescription procurement assistance) have also been added to the public housing partnership group.
 - Advertise, review and implement, if required, measures to deconcentrate poverty by bringing higher income public housing households into lower income developments
A Deconcentration study was completed for covered developments. A strategy has been devised to address the findings.
 - Advertise, review and implement, if required, measures to promote income mixing in public housing by assuring access for lower income families into higher income developments
A Deconcentration study was completed for covered development. A strategy has been devised to address the findings.

- Annually monitor and evaluate public housing security measures
The weekly meetings with the police have been scaled back to monthly meetings as a result of the discontinuation of the Public Housing Drug Elimination Program (PHDEP), Security measures are currently evaluated monthly during our meetings between LHA managers and police officers.
- Review and refine, if necessary, MOU between LHA/Police Department to assure that program needs are current and reflected in the document
Last reviewed 3/25/03. Effective, 1/22/04 the PHDEP grant was discontinued by HUD. The MOU is no longer applicable.
- PHA GOAL: Promote self sufficiency and assist development of families and individuals
Objectives:
 - Implement self sufficiency activities for 250 families under HOPE VI
273 families have been enrolled in self-sufficiency activities under HOPE VI per contractor for HOPE VI Self-Sufficiency.
 - Partner with homebuilders, Community Action Council, Urban League for training activities under Youth Build
Classroom training activities have been completed. A house on Georgetown Street was constructed under the Youthbuild Program in 2002. A ribbon cutting ceremony was held 10/16/02. The house has been sold.
 - Develop Section 3 Plan for the agency
Hired a consultant to prepare a plan. It has been completed.
 - Implement assessment activities under Section 3 for 500 families
Some Section 3 assessment activities have been implemented through the Charlotte Court HOPE VI.
 - Enhance self-sufficiency initiatives for Section 8 and public housing participants with local agencies
 - *In 2003-04 the Computer training program for public housing residents resulted in two residents being hired as full-time staff in two of the Management offices.*
 - *Two (2) participants in the Section 8 Homeownership program became homeowners. Nine (9) persons became homeowners through the Public Housing Homeownership program.*
 - *A Maintenance apprenticeship program became operational in 2003. Ten public housing residents completed the program. Four of these persons have been hired as full-time staff with LHA.*
 - *Culinary Arts training was provided utilizing the Ballard dining*

facility as the training area. Three public housing residents and one Section 8 resident participated in the training.

- Promote activities to enhance independence of elderly
We no longer have a substantial elderly population at any of our family sites. Therefore, organized, elderly activities are currently confined to Ballard-Griffith Towers, a designated elderly community. (See below)
- Attract supportive services to increase independence of the elderly residing in designated communities
Dining facility re-opened in Ballard Griffith Towers 2/04 under private management. Nurses Registry provides monthly health screenings at the designated communities.
- Hire a RIC through PHDEP program
RIC hired 7/23/01. RIC resigned in 2003. Did not attempt to rehire the position as the PHDEP grant was being discontinued effective 1/22/04.
- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Operate Lexington Housing Authority in full compliance with all equal opportunity laws and regulations
LHA complies with the equal opportunity laws and regulations regarding employment and housing. Mandatory Harassment training for LHA staff was completed March 3, 2004. Mandatory Fair Housing training for LHA staff has been scheduled with the Human Rights Commission for April 16, 2004.
 - Implement annual briefing and update session to attract and retain Section 8 landlords
2004 briefing is planned for June 2004.
 - Each year, outreach to disability coalitions through advertisement/agency contacts/news media
Five (5) agencies will be contacted in April, 2004. Additional outreach made to community at large through participating in community, faith based and school resource fairs.

Annual PHA Plan
PHA Fiscal Year 2004
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
 Small Agency (<250 Public Housing Units)
 Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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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. Note: 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.

Required Attachments:

- Admissions Policy for Deconcentration **KY004a01**
- FY 2004 Capital Fund Program Annual Statement **KY004b01**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Community Service **KY004c01**
- Pet Policy **KY004d01**
- Resident Membership on the PHA Governing Board **KY004e01**
- Section 8 Homeownership Capacity Statement **KY004f01**
- FY 2001 Performance and Evaluation Reports **KY004g01**
- FY 2002 Performance and Evaluation Reports **KY004h01**
- FY 2003 Performance and Evaluation Reports **KY004i01**
- HOPE VI Performance and Evaluation Reports **KY004j01**
- Definitions of Substantial Deviation and Significant Amendment **KY004k01**

Optional Attachments:

- PHA Management Organizational Chart **KY004l01**
- FY 2004 Capital Fund Program 5 Year Action Plan **KY004b01**
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
Public Hearing Summary and Comments **KY004m01**
- Resident Advisory Board Membership **KY004n01**

Supporting Documents Available for Review

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	Applicable 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	5 Year and Annual Plans
X	Fair Housing Documentation: 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	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) 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), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology 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
X	Section 8 rent determination (payment standard) policies <input checked="" 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	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	infestation)	
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" 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 the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	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	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	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	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Community Services Requirements	Other
X	Pet Policy	Other

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Resident Survey Action Plan	Other

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ability	Size	Loca- tion
Income <= 30% of AMI	8,200	5	5	4	3	3	3
Income >30% but <=50% of AMI	5,999	4	3	3	2	2	2
Income >50% but <80% of AMI	3,378	3	3	3	2	2	2
Elderly	2,013	2	2	2	2	2	2
Families with Disabilities	N/A						
Race/African American	8,893	4	3	3	2	2	2
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: **2000 Five Year Plan**
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	4,270		283
Extremely low income <=30% AMI	3,008	70.44%	
Very low income (>30% but <=50% AMI)	1,201	28.13%	
Low income (>50% but <80% AMI)	61	1.43%	
Families with children/singles	2,690 / 389	63% / 9.11%	
Elderly families	143	3.35%	
Families with Disabilities	1,048	24.54%	

Housing Needs of Families on the Waiting List			
Race/White	1584	37.1%	
Race/Black	2577	60.35%	
Race/Hispanic	42	.98%	
Race/Other	67	1.57%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes The waiting list is currently not closed. However, we are considering closing the list during the 2004 – 2005 year, with the exception of the special partners and Shelter Plus programs.			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	452		370
Extremely low income <=30% AMI	378	84%	
Very low income (>30% but <=50% AMI)	61	14%	

Housing Needs of Families on the Waiting List			
Low income (>50% but <80% AMI)	13	2.9%	
Families with children	175	39%	
Elderly families	9	2%	
Families with Disabilities	84	19%	
Race/White	150	33%	
Race/Black	298	66%	
Race/Hispanic	4	1%	
Race/Other			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	277	61.3%	
2 BR	75	16.6%	
3 BR	87	19.2%	
4 BR	12	2.7%	
5 BR	1	.2%	
5+ BR	0		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)
Consider the use of Capital Funds to leverage a loan through a financial institution or bond issue, and make application if appropriate.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based Section 8 assistance
- Employ admissions preferences aimed at families with economic hardships

- Adopt rent policies to support and encourage work
- Other: (list below)
Expand 1 BR housing opportunities for disabled persons by utilizing up to 25% of the 1BR units at Self-Sufficiency properties for this population.

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)
Expand 1 BR housing opportunities for disabled persons by utilizing up to 25% of the 1BR units at Self-Sufficiency properties for this population.

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below) *Seek renewal of elderly designation for KY4-23, originally approved 2/13/97.*

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units.
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For

other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2004 grants)		
a) Public Housing Operating Fund	2,507,338	
b) Public Housing Capital Fund	2,392,575	
c) CF Replacement Housing	305,421	
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	11,719,326	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)		
Section 8-FSS	0	
Shelter Plus Care	0	Section 8 Supportive Services
Section 8-Housing Choice	0	
1. Prior Year Federal Grants (unobligated funds only) (list below)		
HOPE VI Revitalization	5,777,174	KY004-002, 005
HOPE VI Demolition	0	
MOD	148,492	KY004-001,003,007,008,012,023
3. Public Housing Dwelling Rental Income	2,159,878	Public Housing Operations
4. Other income (list below)	99,500	Public Housing Operations
Misc. charges to tenants		
Commissions	1,638	
Collection Loss Recovery	0	
5. Non-federal sources (list below)		
Total resources	25,111,342	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) **When all eligibility documentation is received.**

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) **Age, balances owed to LHA and other assisted housing properties.**

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes? (**As a backup for the state, e.g. when state computer is down. Also, when a state does not provide criminal background checks, the local law enforcement agency is contacted.**)

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source) **We have done so in the past but not recently.**

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below) **Ballard/Griffith Towers (for that site only)**

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) **Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?
(23) PH, (1) Section 8 New Construction. Anticipate (2) others: Russell Cave and Bluegrass Tax Credit Units.

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?

If yes, how many lists? The site based waiting lists for Georgetown St and 12th St were listed in the 2003-04 Annual Plan as anticipated. They are now in effect. Sugar Mill was also anticipated last fiscal year. It is expected to be operational in early 2005. Applications are currently being taken for this site. It is anticipated that the Bluegrass and Russell Cave units will come online in 2005.

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? **All for which they qualify.**

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below) **Ballard/Griffith Towers (for that site only)**

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two **(Before being removed from list)**
- Three or More

b. Yes No: Is this policy consistent across all waiting list types? **However, there are exceptions which can be found in the ACOP.**

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below) **Work or childcare related**

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below) **Order of preference for Singles: 1) Elderly, handicapped, disabled, displaced; 2) Working singles; 3) Full-time students; 4) Other singles.**
- Former Charlotte Court Leaseholders, who were displaced as a result of HOPE VI and who qualify for Westside, Sugar Mill, and 12th Street.**
- Former residents of 12th Street and Sugar Mill who were displaced as a result of Hope VI and want to return to their respective communities may return without meeting the work or full-time student requirement during the initial lease-up of the properties.*
- Families who are displaced by LHA action receive a preference over all other families during the time of relocation.*
- Pregnant individuals within 3 months of delivery will receive a preference over all other singles when a 2BR dwelling unit becomes available and there are no families on the 2 BR wait list.*

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

2 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

1 Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes

- Other preference(s) (list below) **Order of preference for singles: 1) Elderly, disabled, handicapped, displaced; 2) Working singles who have been employed at least six (6) months prior to application; 3) Full-time students engaged in post high school education activity; 4) Other singles.**
- *Former residents of 12th Street and Sugar Mill who were displaced as a result of HOPE VI and want to return to their respective communities may return without meeting the work or full-time student requirement during the initial lease-up of the properties.*
 - *Families who are displaced by LHA action receive a preference over all other families during the time of relocation.*
 - **Former Charlotte Court Leaseholders, who were displaced as a result of HOPE VI and who qualify for Westside, Sugar Mill, and 12th Street.**
 - *Families who are displaced by LHA action receive a preference over all other families during the time of relocation.*
 - *Pregnant individuals within 3 months of delivery will receive a preference over all other singles when a 2BR dwelling unit becomes available and there are no families on the 2 BR wait list.*

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list) **Lease review at move-in**

b. How often must residents notify the PHA of changes in family composition?

(select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete.

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 yes, the PHA completes the table shown below. **KY004a01**

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

Adoption of site based waiting lists

If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

4-1, 4-3 and 4-8

Employing new admission preferences at targeted developments

If selected, list targeted developments below:

Other (list policies and developments targeted below)

Adding fulltime students to families eligible for our self-sufficiency properties; KY4-9, 4-12, 4-13, 4-21, 4-24 and all subsequent self-sufficiency sites.

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

Flat rents at the 4-1 and 4-3 sites are lower than other LHA properties.

- Other (list below) **Expanded eligibility for self sufficiency housing to include qualified full time students and qualified part time employees.**

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
 List (any applicable) developments below:
4-1, 4-3, 4-8

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
 List (any applicable) developments below:
4-9, 4-12, 4-13, 4-21 – However, these are scattered-site developments.

Therefore, while the income of residents residing in these communities may be higher than that of other public housing communities, the income is lower than the income of the surrounding neighborhoods in which they reside.

B. Section 8

Exemptions: PHA's that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
 Criminal and drug-related activity, more extensively than required by law or regulation
 More general screening than criminal and drug-related activity (list factors below)
 Other (list below) **Balances owed to LHA and other assisted housing properties, income limits, and age requirement.**

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

(As a backup for the state e.g. when the state computer is down. Also, when a state does not provide criminal background checks, the local law enforcement agency is contacted).

- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source) **(We have in the past, but not recently).**
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below) **Share names, addresses, phone numbers of prior landlords, if requested.**

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below)

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below: **Additional 30 days by request.**

(4) Admissions Preferences

- a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below) **LHA/HOPE VI/DEMO/DISPO activity; elderly, disabled, handicapped, displaced over other singles. Special partners – administering self-sufficiency programs, programs for persons with disabilities and drug rehabilitation programs.**

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

2 Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- 2** Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1** Other preference(s) (list below) **Elderly, disabled, handicapped, displaced over other singles. Special partners operating self sufficiency programs and programs for persons with disabilities.**

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one) *N/A*

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below) **Partners announce availability; PHA eligibility staff/management staff make referrals; announcements at coordinating agency meetings/forums.**

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHA's that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:
LHA excludes 15% of earned income for public housing residents.
- d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)
- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
 If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
 If yes, state percentage/s and circumstances below: **15% exclusion to earned income.**
- For household heads
- For other family members **(18 years of age or older)**
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)
- e. Ceiling rents
1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)
- Yes for all developments
- Yes but only for some developments
- No
2. For which kinds of developments are ceiling rents in place? (select all that apply)
- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)
3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below) **(1) Report all changes in family composition within 10 days. (2) Report income increases only if a decrease has been requested between annual recertifications or admission and annual recertification.**

- g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below) **Rents of current PHA leaseholders.**

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		
Ballard Towers		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that

govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)

Management: Personnel, Procurement, Asset Disposition, and Admission & Continued Occupancy Policies, Lease, and Ballard/Griffith House Rules.

Maintenance: Maintenance Plan, Schedule of Maintenance Charges, and Cockroach Infestation Policy

- (2) Section 8 Management: (list below)

Administrative Plan, Homeownership Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
 PHA development management offices
 Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment **KY004a01**

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment **KY004a01**

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: **Charlotte Court**
2. Development (project) number: **KY 004-002 and KY 004-005**
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Financial feasibility of making a Hope VI application for KY 4-1 Fowler Gardens and KY 4-3 Haverly-Caulder is being considered.

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

- 1) 12th Street apartments**
- 2) Sugar Mill apartments**

- 3) *Submitted tax credit application for Bluegrass and Russell Cave properties*
- 4) *Potential mixed-finance development opportunities being explored:*
 - a) *joint venture with non-profit entities*
 - b) *leveraging Capital funds to obtain a loan or bond issue*
 - c) *other opportunities that may present themselves*

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
 If yes, list developments or activities below:
 12th Street Apartments
 Sugarmill Apartments

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: 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 component 9; if “yes”, complete one activity description for each development.) *LHA is studying the feasibility of applying for a Demolition grant or pursuing Voluntary Conversion of KY 4-1 and KY 4-3.*

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: Fowler Gardens
1b. Development (project) number: KY 004-001
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/>

Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 2004-05 fiscal year
5. Number of units affected: 30
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2005 b. Projected end date of activity: 2008

Demolition/Disposition Activity Description
1a. Development name: Haverly-Caulder
1b. Development (project) number: KY 004-003
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 2004-05 fiscal year
5. Number of units affected: 359 <i>After analysis completed, number of units may be reduced.</i>
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2005 b. Projected end date of activity: 2008

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families

and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	Griffith Towers (Connie Griffith Manor)
1b. Development (project) number:	KY004-023
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> (Near elderly & elderly 55 & over) Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> For renewal Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>13/02/97</u> . Renewal application submitted for 2 year extension 2/04.
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected:	183
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent	

homeownership program (42 U.S.C. 1437c(h)), or an approved HOE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected: 6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. 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 component

12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?
If yes, what was the date that agreement was signed?

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families

- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2001 Estimate)	Actual Number of Participants (As of: DD/MM/YY)

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

C. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design

- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2001 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds. **NOT APPLICABLE**

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2003 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Attachment KY004e01

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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: (if comments were received, the PHAMUST select one)
- Attached at Attachment
- Provided below: *See below under #3*
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
- List changes below:
1. LHA presented the idea of barring residents who had been evicted from the Ballard-Griffith Towers as a result of a physical altercation with another resident. After discussion, it was determined that the barring of a resident would be considered on a case-by case basis rather than an across the board policy.
 2. During a meeting between LHA staff and staff from the Chrysalis House/Serenity Place (CH/SP) and Hope Center Recovery Program for Women (HCRPW), it was proposed that a limit be placed on the value of drugs that their clients could be convicted for and still receive a waiver for early admission into the public housing program or be housed using a Section 8 voucher. \$1000.00 was proposed as the limit. After discussion, the limit was set at \$500.00.
- A summary of the meetings can be found below.
- Other: (list below)

February 4, 2004 Resident Advisory Board Meeting

FY 2004 Annual Plan

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HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

Discussed budget update, general maintenance repairs, staff & management changes, resident training program, Section 8 overview, Capital Fund update, seeking renewal of Elderly designation for the Towers.

RAB members: Complaints regarding heat at BG, i.e. downstairs cold, upstairs hot

Answer: This problem appears to have been created when the units were modernized in the late 80's to early 90's. Siding was added to the 2nd story of the buildings providing for a high degree of insulation upstairs. However, the downstairs area sits on concrete, which provides for cool temperatures.

Proposed changes to the ACOP and Admin plans

Remaining family member status of "significant other"

As a result of the change to the LHA definition of "family", a "significant other" may now have Remaining family member status

Currently, if an applicant has been evicted from LHA, the applicant is ineligible to be admitted to any housing program administered by LHA for a 12-month period from the move-out date. LHA proposes that this ineligibility be expanded to include evictions from any place of residence. Exceptions may be given to applicants who paid more than 30% of their income in rent, if all other provisions of the lease were satisfactory.

No problem

Currently, residents who have been evicted from LHA are ineligible for one (1) year. The proposed change is that the ineligibility period is for 6 months. During the 6-month ineligibility period, an applicant must be renting for those 6 months and not staying with family or friends. (ACOP only)

YES

RAB members were agreeable to above proposed changes.

March 24, 2004 Resident Advisory Board Meeting

RAB members: GREAT! (that cars are being hauled away. Residents now have extra parking and parking lots look so much better)

Why was fence put up at Bluegrass? Now residents have to walk in the street.
Can fence be lowered?

Fence was put up in response to people complaining that people were cutting through their yards. Will look into situation of height of fence.

New lighting is also great! No longer a need to keep porch light on all night.
Great American Cleanup 3/27/04

Redevelop BG – will be done in phases (demo/development)

Talking with school system about possibility of school on site

1st Phase: possibility of tax credit and HOPE VI

Construction to begin 9/04, completed 10/05

Last phase of HOPE VI- will apply for tax credits every year to construct approximately 60 units

2004 Capital Fund Funding: 1M + tax credits to construct units

When will demo start?

Not sure but maybe fall- wanted 1st phase to include new school

What if we don't get school?

We really would like to have school in this phase, but if we don't get the school, will have to go back to the drawing board.

Is the school elementary or middle?

Early concept was both.

What happened to other replacement house from Charlotte Court?

25 are going to Habitat and contractor also got some

Price of houses seemed to go up after Arbors was built? Income requirement of \$20,000 seemed high.

Price did not go up. There was no stated minimum income requirement for Arbors. Question seemed to be confusing LHA Homeownership program with the Arbors.

Discussion continued regarding why price of houses seemed to continue to be out of reach. Explained that houses were in line with the Lexington market. In fact, similar houses in non Hope VI communities sell for \$20,000 or more than the houses in the Arbors.

Will be doing some roof replacement in 4-3. Repairs will begin this summer and continue through the fall when the new Capital funds are received.

Will be concentrating on enforcing items on lease, particularly:

- dogs
- yard citations

Also installed new lighting at football field, and PAL will be having more football games and other activities now that there is lighting at night.

Lighting is GREAT! I can now read the newspaper at night.

Lighting at Rogers Road increased with addition of old lights removed from BG football field.

McCullough has new dumpsters

Playground areas at Appian and Pimlico will be resurfaced with new mulch. Exterior steps and handrails will be replaced.

Without PHDEP funding, we are now seeing an increase in graffiti and general congregating.

Have been repairing the roofs – now believe that the windows are also causing water damage.

Will be using Capital Funds to address the water leak problems from the windows.

Is there a long wait time to get into Connie Griffith?

1 – 3 months

Do you have many who want to get in right away?

Yes, because many applicants wait until the last minute or when they are currently without housing.

Will be spending General funds on operations and routine maintenance.

Anticipate HUD funding to come in at 93%

Our operating budget consists of a portion of HUD assistance and rents from leaseholders, which covers maintenance and administrative costs.

What is whole budget? (General Fund)

Approximately 5 million.

Section 8 Admin Plan Updated

Wait list is currently 3 years; have 2017 vouchers, 4300 on wait list

Proposed changes: issue one 30-day extension to new voucher holders rather than an additional 60 days. Use previous 6 mos. income to determine what client's quality for.

What do people qualify for, how much?

Rent is determined by income and family size as well as a Payment standard chart supplied by HUD.

Clarified several definitions for the RAB:

Full-time student – discussed HUD definition; Non-citizen full-time student prohibition; definition of full-time student for LHA self-sufficiency housing program; Exceptions to full-time student prohibition at Tax Credit Properties

Disability - who is eligible and who's not

Distinction between definitions of **“Guest”** and **“Other Persons under tenant's control”**.

Also, discussed several changes to the ACOP and Administrative Plan.

Applications: Currently taken in-house. Considering taking initial applications by phone, placing applications at various agencies around town, e.g. Community Action, Salvation Army, Volunteers of America, Tenant Services, Human Rights Commission, etc. Studying the feasibility of taking applications, electronically

For persons who have been incarcerated for a continuous 12 month period, have drug convictions and/or have successfully completed a drug rehabilitation program, replace the phrase “prior to admission” with “prior to determination of eligibility” regarding the ineligibility period.

When utilizing the 2 BR waiver for singles, provide a preference to pregnant singles within 3 months of delivery.

Verifications - At Move-in & recertification, currently must be < or = 30 days old. Propose extending time frame to < or = 60 days old.

Self-Sufficiency (S-S) Properties – Propose housing up to 25% of single, disabled persons in 1 BR units at S-S sites. These persons would have to meet all S-S criteria other than the work or student requirement. There is ample housing in the LHA inventory to house families of 2 persons or more. This waiver would only qualify for single person households. The Ballard-Towers Mgr. indicated that Griffith Towers has an elderly designation. This waiver would act as replacement housing for some of the 1 BR units that were lost as a result of the demolition of Charlotte Court and Bluegrass-Aspendale.

A RAB member asked if a single person currently living on a family site could move to the Towers

Yes, just talk with your mgr about a transfer

Persons with drug possession convictions are currently ineligible for 3 years from date of conviction. Propose expanding that 3-year ineligibility to include persons who have committed violent criminal activity

12th Street & Sugar Mill Apartments: Preference to former residents, but only at initial lease-up

Also provided additional Annual Plan information

With the addition of 12th St and Sugar Mill, LHA now has 23 site-based waiting lists. A 24th is anticipated in the 2004-2005 fiscal year for the property on Russell Cave Rd.

Studying possibility of closing Section 8 waiting list.

Considering a "working preference"

Other grounds for denial of housing eligibility:

failure to sign consent forms

failure to establish citizenship or eligible immigration status

failure to provide social security verification or certification statement

Temporary Rents: may not be used at move-in without the approval of the Deputy Director of Operations.

Discussed barring persons from the Hi-rise who are evicted for a physical altercation with another resident. After some discussion by RAB and staff, decided to bar individuals on a case-by case basis rather than across the board.

April 2, 2004 Resident Advisory Board Meeting

Staff presented several items for discussion at the April 2, 2004 Resident Advisory Board meeting.

1. Waiver for program participants of Chrysalis House/Serenity Place (CH/SP) and Hope Center Recovery Program for Women (HCRPW).

The current LHA policy makes persons who possess or use drugs ineligible to be admitted into the public housing and Section 8 programs for 3 years from the date of conviction. Persons who are found guilty of trafficking in drugs are ineligible for 5 years. Applicants who can show evidence of rehabilitation may be admitted one year from the date of successful completion of a drug treatment program.

CH/SP and HCRPW are residential treatment programs for women who abuse alcohol and/or drugs. In an effort to continue the successful transition to a sober lifestyle, CH/SP and HCRPW propose to refer clients who have successfully completed the drug treatment program and can meet the Lexington Housing Authority (LHA) admission criteria for public housing assistance. Because of the nature of the issues associated with CH/SP and HCRPW clientele, a waiver is required to allow them to qualify for the public housing program prior to the one-year waiting period from program completion, currently in effect. Applicants from CH/SP and HCRPW will enter into an agreement with these facilities to continue program participation for a defined period of time as a condition for receiving public housing assistance and to assist them in maintaining sobriety.

This waiver will also enable clients of CH/SP and HCRPW who have been convicted of trafficking in a controlled substance of less than \$1000, to also be eligible for this waiver.

2. Amendment to Section 8 Waiver for CH/SP and HCRPW Participants

At the February 14, 2002 board meeting, the Board of Commissioners approved the following waiver:

HUD regulations require the Section 8 Program to conduct a strict screening policy and deny eligibility to persons who have engaged in illegal drug-related activity or other criminal activity.

The Section 8 Administrative Plan permits eligibility three years after a non-trafficking drug conviction or one year after a person has successfully completed a supervised rehabilitation program.

Section 8 proposes an exception for applicants to two of our Special Partners, the Chrysalis House and the HOPE Center Recovery Program (HCRP) for men and women. A waiver is requested for the one-year waiting period for applicants who have abused drugs, successfully completed a supervised rehabilitation program and wish to enter into one of these Special Partner Programs. This exception will enable persons to make the transition to the next phase of their rehabilitation and treatment without interruption.

LHA staff had met with staff from these programs and discussed setting a limit on the amount of drugs for trafficking charges. CH/SP and HCRPW requested that this waiver be restricted to drug users and drug users that also have a conviction of trafficking in a controlled substance of no more than \$1000.

Additionally, CH/SP and HCRPW requested that the Section 8 waiver for including persons who have a conviction for selling drugs in an amount not to exceed \$1000.00 as stated above be extended to include the public housing program.

A lengthy discussion ensued regarding the above-proposed waivers. A consensus was reached that while they supported persons who have possession charges, they found trafficking charges to be problematic. However, RAB members understood the purpose of the proposed programs and were willing to give the program a try. While deciding on a limit, they felt that a trafficking charge of less than \$1000.00 was too high. Subsequently the RAB decided that a smaller amount was more acceptable and voted for trafficking charges less than \$500.00. This amount was not unanimous. Some RAB members and staff felt that the limit should be no more than \$200.00 - \$300.00.

Other proposed changes to the Public Housing and Section 8 programs:

1. Verifications: Leaseholders will no longer be responsible for providing verifications, e.g. income, landlord and childcare. Verifications will now be obtained directly from the information source.
2. Custody of children: LHA will now accept guardianship status (currently leaseholders must have full custody).
3. Live-in Aide: LHA will re-assess need for a live-in aide every year instead of at time of initial request.

No comments were made regarding these changes. RAB members were reminded of the date and time for the Public Hearing and the meeting ended.

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. 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) **Lexington-Fayette Urban County Government**

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 the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) **Charlotte Court HOPE VI donation of land for development.**

D. Other Information Required by HUD

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Table Library

Deconcentration Policy for Covered Developments

Development Name	Number of	Explanation (if any)	Deconcentration policy (if no explanation)
	Units	[see step 4 at 24 CFR 903.2(c)(1)(iv)]	[see step 5 at 24 CFR 903.2(c)(1)(v)]
Fowler Gardens 4-1	30		Put in place a Flat rent for 4-1 and 4-3 that is lower than all other sites in an effort to attract higher income applicants. Was unsuccessful in our application for a Hope VI grant. However, we continue to seek financing to rebuild and revitalize these sites.
Haverly-Caulder 4-3	359		
Scattered Sites 4-7	68	These sites fall within the Established Income Range.	
-Appian Hills (44)			
-McCullough Drive (14)			
-Rogers Manor (10)			
Pimlico Apartments 4-8	206		The Flat rent for this site is lower than the private rents around it. We are also planning breezeway improvements to enhance the exterior appearance.
Scattered Sites 4-9	97	These sites are currently vacant as a result of a comprehensive renovation.	
-Circle At Bainbridge (48)			
-Constitution Square (17)			
-Pine Valley Apartments (32)			
Scattered Sites 4-12	20	(1) triplex, (2) duplexes, (4) single family homes, (9) townhouses scattered over 8 locations promote income deconcentration by the very nature of its dispersal throughout the city.	
-Edmond/Merino (5)			
-Spiegle area (3)			
-Wilson/4th & Rose (3)			
-Trent Boulevard (9)			
Scattered Sites 4-13	96	4 small sites in 4 different locations promote income deconcentration of public housing families in this city. Additionally, these sites are part of our self-sufficiency housing strategy.	
-Allante Brook Court (32)			
-Atiya Place (18)			
-Camelot (36)			
-Wilson Street (10)			
Single Family 4-14	8	Single family homes in the Homeowner-	

Development Name	Number of Units	Explanation (if any) [see step 4 at 24 CFR 903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at 24 CFR 903.2(c)(1)(v)]
		ship program at 8 separate locations.	
Single Family 4-15	12	Single family homes in the Homeowner-ship program at separate locations.	
Self Sufficiency 4-21 -Catera Trace (23) -Heartsbrook (34) -Rosemary Avenue (26) -Wilson Street (17)	100	These 4 sites in 4 different areas of town promote income deconcentration and self-sufficiency activities.	

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

PHA Name: Lexington-Fayette Urban County Housing Authority
Grant Type and Number: Capital Fund Program Grant No: KY36-P004-501-04
Federal FY of Grant: 7/2004
 Replacement Housing Factor Grant No:

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 Costs		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	478,515.00			
3	1408 Management Improvements Soft Costs	48,000.00			
	Management Improvements Hard Costs				
4	1410 Administration	239,257.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	90,759.12			
8	1440 Site Acquisition				
9	1450 Site Improvement	30,000.00			
10	1460 Dwelling Structures	1,506,043.88			
11	1465.1 Dwelling Equipment -- Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserves				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	Amount of Annual Grant (sum of lines 2-19)	\$2,392,575.00			
20	Amount of line ? Related to LBP Activities				
21	Amount of line ? Related to Section 504 Compliance				
22	Amount of line ? Related to Security - Soft Costs				
23	Amount of line ? Related to Security - Hard Costs				
24	Amount of line ? Related to Energy Conservation Measures				
25	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part II: Supporting Pages							
PHA Name:		Grant Type and Number:			Federal FY of Grant:7/2004		
Lexington-Fayette Urban County Housing Authority		Capital Fund Program Grant No: KY36-P004-501-04					
		Replacement Housing Factor Grant No:					
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
					Obligated	Expended	
1. LHA Wide Operations	Operations	1406		478,515.00			
2. LHA Wide Mgmt. Improvements	Management Improvements	1408		48,000.00			
	Security Griffith			36,000.00			
	Resident Training			12,000.00			
3. LHA Wide Administration	Administration	1410		239,257.00			
	Administrative Salaries & Benefits prorated among the following:						
	Mod Coordinators						
	Executive Director						
	Director of Finance						
	Director of Housing Management						
	Accounting Staff						
	Staff Facilitator						
4. Fees & Costs	A/E Fees and Costs	1430		90,759.12			
	A/E Services for design & contract administration			90,759.12			

Work Statement for Year 5
FFY Grant: 2008
PHA FY:

478,515.00
48,000.00
239,257.00
105,803.00
1,000,000.00

265,000.00

256,000.00

2,392,575.00

0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages--Work Activities

Activities for Year 2005 FFY Grant: 2005 PHA FY: 2005			Activities for Year 2006 FFY Grant: 2006 PHA FY: 2006	
Development Number/Name	Major Work Categories	Estimated Costs	Development Number/Name	Major Work Categories
LHA Wide	Operations	478,515.00	LHA Wide	Operations
LHA Wide	Mgmt Improvements (Security at Griffith)	36,000.00	LHA Wide	Mgmt Improvements (Security at Griffith)
LHA Wide	Mgmt Improvements (Resident Training)	12,000.00	LHA Wide	Mgmt Improvements (Resident Training)
LHA Wide	Administration	239,257.00	LHA Wide	Administration
LHA Wide	A & E Fees	90,758.32	LHA Wide	A & E Fees
	TOTAL	856,530.32		TOTAL
LHA-Wide	Replacement Units Bluegrass/Aspendale	1,000,000.00	LHA-Wide	Replacement Units Bluegrass/Aspendale
KY 4-1 Fowler Gardens (30 Units)	Sod lawns, seal & stripe wheel stops, curbs	5,368.00		
KY 4-3 Havelly-Caulder (359 Units)	Seal & Strip wheel stop, curbs	71,228.00	KY 4-3 Havelly-Caulder (359 Units)	Replace Furnances
KY 4-7 Appian/Rogers/McCullough/Appian (68 Units)	Replace Furnances	280,241.68	KY 4-7 Appian/Rogers/McCullough/Appian (68 Units)	Resurface Playgrounds (Mulch)
KY 4-8 Pimlico (206 Units)	Replace shutters	7,500.00	KY 4-8 Pimlico (Centre Pkwy) (206 Units)	Replace Exterior Doors
KY 4-9 Bainbridge, Pine Valley, Constitution (97 Units)	Replace meters	30,000.00		Resurface Playgrounds (Surface,Mulch)
KY 4-13 Atiya, Wilson, Camelot-Wilson Downing (96 Units)	Reseal parking lots	17,669.00		
KY 4-14 (5 Units)	Seal parking lots	10,000.00		
KY 4-15 (9 units)	Wrap exterior exposed wood (deteriorating)	35,000.00		
KY 4-19 (35 Units)	Replace/Repair roof & gutters	5,000.00		
KY 4-23 Connie Griffith (183 Units)	Replace/Repair roof & gutters	9,038.00		
LHA Wide	Seal driveways	10,000.00		
	Reseal parking lots	5,000.00		
	Major clean out of drains, power wash all bldgs. (all vinly siding)	50,000.00		
	TOTAL	536,044.68		TOTAL
Total CFP Estimated Costs		\$2,392,575.00	Total CFP Estimated Costs	

Estimated Costs
478,515.00
36,000.00
12,000.00
239,257.00
90,758.32
856,530.32
1,000,000.00
483,984.68
5,060.00
10,000.00
37,000.00
536,044.68
\$2,392,575.00

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages---Work Activities						
Activities for Year: 2007 FFY Grant: 2007 PHA FY: 2007				Activities for Year 2008 FFY Grant: 2008 PHA FY: 2008		
Development Number/Name	Major Work Categories	Estimated Costs	Development Number/Name	Major Work Categories	Estimated Costs	
LHA Wide	Operations	478,515.00	LHA Wide	Operations	478,515.00	
LHA Wide	Mgmt Improvements (Security at Griffith)	36,000.00	LHA Wide	Mgmt Improvements (Security at Griffith)	36,000.00	
LHA Wide	Mgmt Improvements (Resident Training)	12,000.00	LHA Wide	Mgmt Improvements (Resident Training)	12,000.00	
LHA Wide	Administration	239,257.00	LHA Wide	Administration	239,257.00	
LHA Wide	A & E Fees	90,758.32	LHA Wide	A & E Fees	105,803.00	
	TOTAL	856,530.32		TOTAL	871,575.00	
LHA-Wide	Replacement Units Bluegrass/Aspendale	1,000,000.00	LHA-Wide	Replacement Units Bluegrass/Aspendale	1,000,000.00	
	TOTAL	1,000,000.00		TOTAL	1,000,000.00	
KY 4-1 Fowler Gardens (30 Units)	Replace Furnances	139,437.68	KY 4-7 Appian/Rogers/McCullough/Appian (68 Units)	Install A/C units	265,000.00	
KY 4-3 Havelly-Caulder (359 Units)	Replace Furnances	328,257.00				
			KY 4-13 Atiya, Wilson, Camelot (64 Units)	Install A/C	256,000.00	
KY 4-8 Pimlico (1333) (206 Units)	Replace Exterior Doors	51,800.00				
	Resurface Playgrounds (Rubber surfaces & Mulch)	16,550.00				
	TOTAL	536,044.68		TOTAL	521,000.00	
	Total CFP Estimated Costs	\$2,392,575.00		Total CFP Estimated Costs	\$2,392,575.00	

LEXINGTON HOUSING AUTHORITY'S (LHA) COMMUNITY SERVICE POLICY

The Lexington Housing Authority's (LHA) Community Service Policy was developed in consultation with the Resident Advisory Board (RAB) and the Bluegrass - Aspendale Resident Council. Two (2) meetings were held with the RAB and one (1) meeting with the Bluegrass - Aspendale Resident Council regarding the Community Service (CS) requirement. Two (2) suggestions were made regarding service opportunities and they are both included in the CS policy.

Each year, at least 60 days prior to the effective date of a Leaseholder's Annual Recertification, the Housing Authority will review information regarding LHA households to determine the CS status of each family member. Families will receive notification of LHA's determination identifying the family members who are subject to the CS requirement and the family members who are exempt. LHA will provide each household with a written description of the service requirement and how to claim an exempt status.

To insure Resident compliance, LHA will maintain documentation on the exemption status of each adult family member. Residents must report any changes that may affect the family member's CS requirement. LHA will monitor the performance of family members who are required to fulfill CS through verification by the agency, program or other entity providing the community service of self-sufficiency activity.

If it is determined that a family member is in non-compliance, LHA will notify the Leaseholder and the family member(s) of the non-compliance in writing stating that the lease will not be renewed at the end of the twelve (12) month term unless:

- 1) The Leaseholder and any other non-compliant family member(s) enter into a written agreement with LHA to cure such non-compliance; or
- 2) The Leaseholder provides written documentation satisfactory to LHA that the non-compliant family member(s) no longer resides in the unit.

If, at the next annual reexamination, the family member(s) still is not compliant, the lease will not be renewed and the entire family will have to vacate, unless the noncompliant member(s) agrees to move out of the unit.

Effective compliance of the regulation by LHA will be ensured by:

- 1) the cooperative agreement made with our state TANF agency to exchange information relating to clients that we share in common. That agreement will provide LHA with the information needed to verify residents' status;
- 2) incorporating the CS requirement into the Dwelling Lease; and
- 3) partnering with agencies, organizations, institutions, etc. to provide residents with opportunities to perform community service or engage in self-sufficiency activities.

LEXINGTON HOUSING AUTHORITY PET OWNERSHIP POLICY

The Lexington Housing Authority Pet Policy was developed in consultation with the Resident Advisory Board and the Bluegrass-Aspendale Resident Council. The Pet Policy may be summarized as follows:

1. Common household pets authorized by this policy are domesticated animals, such as cats, dogs, fish, birds, gerbils, hamsters, guinea pigs and turtles that are traditionally kept in the home.
2. Each Resident household will be allowed to house only one (1) pet at any time (excluding fish).
3. Residents must register their pet with LHA **BEFORE** it is brought onto LHA's premises in accordance with the Pet Ownership Policy. Registration shall be updated annually.
4. Cats and dogs shall be limited to small breeds, adult weight not to exceed twenty (20) pounds.
5. No vicious, intimidating or destructive animals will be allowed on the premises.
6. Cats and dogs shall be neutered or spayed, and verified by veterinarian, cost to be paid by owner.
7. **A non-refundable pet fee shall be made to LHA.**
8. Pets shall be kept in the Resident's unit. No dog houses will be allowed on the premises.
9. Dogs and cats shall be kept on a leash and controlled by a responsible individual when taken outside.
10. Pets not owned and registered by a Resident, will not be allowed on the premises, excluding service animals that assist persons with disabilities.
11. The pet owner is responsible for complying with all local and state anti-cruelty laws and regulations.
12. Pets shall be removed from the premises when their conduct or condition is duly determined to constitute a nuisance or a threat to the health and safety of the pet owner, other occupants of the Authority, LHA staff, its authorized representatives, visitors or the pet itself.
13. Birds must be kept in regular birdcages and not allowed to fly throughout the unit.
14. Dishes or containers for food and water will be located within the Resident's unit.
15. Residents will not feed or water stray animals or wild animals.
16. Pets will not be allowed on specified common areas.
17. Residents are required to promptly clean up and properly dispose of pet droppings on LHA property.
18. Residents must provide a litter box for cat waste.
19. Residents shall not permit any disturbances by their pet which would interfere with the other Residents' peaceful enjoyment of their apartments
20. All local and state ordinances concerning pets shall be complied with.
21. Under no circumstances shall pets be left unattended for twenty-four hours or more, excluding fish.
22. Residents are responsible for all damages, including cost of fumigation caused by their pets.
23. Pets must be housebroken and/or litter trained.
24. No animal of any kind shall be raised, bred or kept in any unit for any commercial purpose.
25. The Resident shall be responsible for damages or losses occasioned to any person or property by the pet.
26. Pets must be restrained by an adult or caged whenever maintenance personnel, other Housing Staff and LHA authorized representatives are in the unit.
27. Dogs and cats are required to wear identification at all times.

When the LHA determines that a pet owner has violated one or more of the rules governing the owning or keeping of pets, LHA will serve written notice to the Leaseholder describing the violation. The Leaseholder/pet owner will be afforded an opportunity to correct the violation and /or meet with LHA to discuss the violation.

If the pet owner and LHA are unable to resolve the violation at the pet rule violation meeting, or if the LHA determines that the pet owner has failed to correct the pet rule violation within the time period provided for this purpose, a notice will be sent requiring the pet owner to remove the pet. Failure to remove the pet may result in initiation of procedures to terminate the pet owners' residency.

**MINUTES
LEXINGTON-FAYETTE URBAN COUNTY
HOUSING AUTHORITY**

Lexington, Kentucky

August 10, 2000

The Board of Commissioners of the Lexington-Fayette Urban County Housing Authority met in Regular Session at 8:30 a.m., Thursday, August 10, 2000 at the Lexington Hosing Authority's Central Offices, 300 West New Circle Road, Lexington, Kentucky. The following Commissioners were present:

William H. Smith
Gerri Washington

Mary Demus

And Board Secretary-Treasurer, Austin J. Simms

Commissioners Jennie Penn and Mayor Miller were absent from today's meeting. Housing Authority staff present at the meeting were:

Jim DeSpain
Peggy Burch

Debbi Hoskins
Vera Daugherty

Mary Fugate
Sean Cooper

Attending portions of today's meeting were:

- 1) Carolyn Smith (Maintenance Manager) and Andrea Wilson (Special Executive Assistant);
- 2) New LHA employees Verta Robinson, Vivien Brown, LaFaithia Oliver and Milton Hall;
and
- 3) All Section 8 Specialists and Inspectors; Shirley Livisay, Section 8 Manager, was on vacation.

The August 2000 Board Meeting was called to order by Chairperson William Smith. Austin Simms introduced new Commissioner, Gerri Washington, to those present and welcomed her to the Board. Mr. Simms explained that the new Housing Act passed in 1999 required that a resident be appointed to Housing Authority Boards, and that Mayor Miller had appointed Ms. Washington to the Board effective July 1, 2000.

EXECUTIVE

APPROVAL OF MINUTES

Ms. Demus moved, Ms. Washington seconded, and Commissioners Demus, Washington and Smith voted to approve the minutes of the Regular Board Meeting held May 12, 2000, as previously circulated to Commissioners.

Section 8 Homeownership Capacity Statement

The Lexington Housing Authority (LHA) is studying the feasibility of administering a Section 8 Homeownership program. As provided in the final rule at 982.625, a PHA can demonstrate its capacity to administer the program by satisfying one of three criteria. LHA plans to employ the provision requiring that financing for purchase of a home under its Section 8 homeownership program 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.

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

PHA Name: Lexington-Fayette Urban County Housing Authority	Grant Type and Number: Capital Fund Program Grant No: KY36-P004-501-01 Replacement Housing Factor Grant No:	Federal FY of Grant: July 2001
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: **03/31/04**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Costs		Total Actual Cost	
		Unapproved	Revision work in progress	Obligated	Expended
		Original	Revised		
1	Total non-CFP Funds				
2	1406 Operations	498,525.60	498,525.60	498,525.60	498,525.60
3	1408 Management Improvements Soft Costs	498,525.60	60,408.80	60,408.80	60,408.80
	Management Improvements Hard Costs				
4	1410 Administration	249,262.80	249,262.80	249,262.80	238,656.80
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	106,682.10	34,490.50	73,038.37	58,526.37
8	1440 Site Acquisition		1,625.79	1,625.79	1,625.79
9	1450 Site Improvement	267,411.00	277,834.32	277,834.32	277,834.32
10	1460 Dwelling Structures	817,410.00	1,242,540.98	1,212,549.84	798,479.75
11	1465.1 Dwelling Equipment -- Nonexpendable	54,810.90	48,170.00	32,424.00	32,424.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment		79,769.21	86,958.48	86,958.48
14	1485 Demolition				
15	1490 Replacement Reserves				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	Amount of Annual Grant (sum of lines 2-19)	\$2,492,628.00	\$2,492,628.00	\$2,492,628.00	\$2,053,439.91
20	Amount of line 20 Related to LBP Activities				
21	Amount of line 20 Related to Section 504 Compliance				
22	Amount of line 20 Related to Security - Soft Costs				
23	Amount of line 20 Related to Security - Hard Costs				
24	Amount of line 20 Related to Energy Conservation Measures				
25	Collateralization Expenses or Debt Service				

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date
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Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Lexington-Fayette Urban County Housing Authority			Grant Type and Number: Capital Fund Program Grant No: KY36-P004-501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: July 2001 03/31/04			
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	
						Obligated	Expended		
1. LHA Wide Operations	Operations	1406		498,525.60			498,525.60	498,525.60	Completed
2. LHA Wide Mgmt Improvements	Mgmt. Improvements	1408		498,525.60	120,933.90		60,408.80	60,408.80	Completed
	Resident Employment Program (Vera-CTE)			90,000.00	0.00		10,408.80	10,408.80	
	Upgrade Computer System			158,525.60	0.00				
	Telecommunications Upgrade			50,000.00	70,933.90				
	Vehicles/Equipment			150,000.00	0.00				
	Security Services Griffith			50,000.00	50,000.00		50,000.00	50,000.00	
3. LHA Wide Administration	Administration	1410		249,262.80	249,262.80		249,262.80	238,656.80	
	Administrative Salaries & Benefits prorated among the following:							237,924.27	
	Mod Coordinator			30,138.66	30,138.66		30,138.66		
	Executive Director			62,218.48	62,218.48		62,218.48		
	Director of Finance			19,603.07	19,603.07		19,603.07		
	Director of Housing Management			30,292.08	29,936.08		29,936.08		
	Accounting Staff			70,624.77	70,624.77		70,624.77		
	Staff Facilitator			36,385.74	36,009.21		36,009.21		
	BID Gtown Scattered Sites				356.00		356.00	356.00	completed
	BID KY 4-8			0.00	376.53		376.53	376.53	completed
4. Fees & Costs	A/E Fees and Costs	1430		106,682.10	26,407.91		73,038.37	58,526.37	
	Lynn Imaging - Georgetown St CF Units						8.36	8.36	completed
	A&E Pimlico Shingles (Albert & Associates) 4-8			0.00	13,196.91		13,660.41	13,660.41	completed
	Lead Inspection (4-8) LFUCG			0.00	13,211.00		13,211.00	13,211.00	completed
	Steve Albert (KY 4-12) bal from 501-00						3,392.70	3,392.70	completed
	Steve Albert (Bal KY 4-9)						4,781.22	4,781.22	completed
	Steve Albert (Bal from 501-00 Fire Damaged Units)						617.43	617.43	completed
	SCB (Bluegrass/Aspendale Revitalization) bal in 708 & 501-00						35,611.00	21,099.00	
	D+B BG Revitalization balance in 708 & 501-00						1,756.25	1,756.25	completed
5. Property Purchase	Property Purchase	1440					1,625.79	1,625.79	Completed
	571 Georgetown St (bal of what City did not pay)				0.00		230.79	230.79	
	Survey KY 4-12				0.00		1,395.00	1,395.00	

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Lexington-Fayette Urban County Housing Authority			Grant Type and Number: Capital Fund Program Grant No: KY36-P004-501-01 Replacement Housing Factor Grant No:		Federal FY of Grant: July 2001 03/31/04			
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
						Obligated	Expended	
5. Site Improvements	Site Improvements	1450		267,411.00	277,834.32	277,834.32	277,834.32	COMPLETED
KY 4-7	a. replace/repair/recalc sidewalk/curbs b. replace/paint/repair handrails & wrought iron c. add exterior lightning & metal poles & paint d. wash/seal wood privacy fence/paint fencing-wrought iron at patios and perimeter, replace 20 feet of wood privacy fence e. repair damaged keystone wall sections f. reseed lawn. Add trees & shrubs g. overlay asphalt, restripe parking spaces, seal asphalt h. roof replace/repair, repair gutters/downspouts, add ridge vents i. repair brick, repair/replace vinyl siding, remove grafetti j. replace windows, screen and frames k. replace front & rear entry door, replace stormdoor & hardware		2350 1605 53 3020 50 1267 5906 1590 1700 550 282	10,450.00 8,100.00 51,410.00 6,400.00 1,500.00 10,530.00 11,103.00 9,082.00 1,300.00 3,780.00 20,616.00				
KY 4-8	a. install exterior condensing unit cages b. repair damaged shingles, gutters & downspouts (Central Ky Contracting-roof) c. tuckpoint. caulk mortar joints d. caulk expansion joints, paint/caulk lintels e. add trees & shrubs, re-seed lawn areas f. repair flues-Holman		8 700 500 2400 3577	2,400.00 3,760.00 4,000.00 9,600.00 19,171.00	\$273,208.22 4,626.10	273,208.22 4,626.10	273,208.22 4,626.10	
KY 4-12	a. pressure wash/seal wood privacy fence, seal deck b. replace fence section-wood privacy, replace 4 feet wood privacy fence with chain link c. remove/replace caulk at sidewalks/driveways, replace concrete driveway section d. replace wood stoops at patios e. add lights-20 feet metal poles f. add planting trees, prune/trim trees g. re-grade lawns at sidewalks, re-seed lawns h. replace patio doors & add prefabricated canopies i. repair vinyl siding j. repair/replace damaged window units k. remove. repalce cault at window units l. replace storm doors m. paint lintels, door frames, ceilings, gas meters, gable vents		1380 160 504 12 4 12 150 5 1000 100 800 20 20	1,830.00 2,000.00 1,728.00 1,200.00 10,700.00 5,720.00 520.00 7,500.00 4,000.00 2,500.00 1,600.00 1,210.00 2,000.00				
KY 4-13	a. seal wood privacy fence b. install fence - 4 feet chain link c. repair damaged shingles & ridge vents, repair damaged gutter/downspouts d. remove/replace caulk at sidewalks, buildings & diveways e. paint lintels, door frames, gas meters & gable vents f. sealcost/crackseal asphalt parking lot, restripe parking lot g. regrade/reseed lawn areas, paint wrought iron fence, add trees&shrubs h. seal wood patio decks		10680 200 700 2020 60 3772 377 2400	10,680.00 1,600.00 2,700.00 4,040.00 6,000.00 4,841.00 3,480.00 2,400.00				
KY 4-21	a. replace trees b. repair damaged shingles & ridge vents, repair damaged gutter/downspouts		18 300	5,220.00 1,150.00				
KY 4-23	a. add drip edge at 10th floor concrete beam south side b. repair cracks in foundation at cooling tower c. replace/repair & refinish benches by walking track/entrance d. pressure wash & seal wood fence at walking area & cooling tower, seal wood planter boxes by walking track e. add planting rear patio and building -trees & shrubs f. replace damaged windows g. paint exterior gas line by mechanical room		320 20 10 2040 8 70 100	3,200.00 40.00 1,200.00 2,280.00 1,020.00 1,750.00 100.00				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Lexington-Fayette Urban County Housing Authority			Grant Type and Number: Capital Fund Program Grant No: KY36-P004-501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: July 2001 03/31/04		
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	
					Obligated	Expended		
6. Dwelling St	Dwelling Structure	1460		783,603.00	1,397,751.18	1,212,549.84	798,479.75	
KY 4-7	a. replace kitchen cabinets base b. add splash panels at ranges, replace range hoods c. replace bathroom exhaust fans d. install GFI in kitchen and bathrooms e. add DX coil, refrigerant lines & condensers to furnaces f. replace electrical panel boxes (upgrade) g. install dryer vents through outside wall h. paint electrical service panels i. replace ceramic tile j. replace countertops in kitchen		150 83 33 204 68 68 54 11 600 680	3,000.00 3,895.00 4,719.00 10,404.00 170,000.00 74,800.00 16,200.00 1,100.00 3,210.00 20,400.00				
KY 4-8	a. Install GFCI receptacles-kitchen & bathrooms b. add split-system furnace/AC units c. convert electric to split-system A/C unit d. replace/upgrade electrical panel boxes e. replace mechanical room door, frame & hardware f. convert electric water heaters to natural gas units g. replace window screens and frames h. paint electrical service panels I. Remove grafetti		412 5 3 8 206 3 40 30 1000	20,600.00 21,000.00 22,500.00 8,800.00 39,323.00 3,300.00 5,120.00 3,000.00 1,700.00				
KY 4-9	R A WILLIAMS (Balance from 707, 708 & 501-00)			0.00	381,980.68	381,980.68	381,980.68	COMPLETED
KY 4-12	a. add split-system Furnances/AC units b. replace smoke detectors c. replace interior doors & hardware H & N Contracting-Renovation KY 4-12/RLI/Capital Indemnity Balance in 501-03		20 20 12 20	84,000.00 2,520.00 1,012.00 0.00		416,158.65	420,414.65	416,499.07
KY 4-13	Add DX coils, refrigerant lines and condensing units		96	240,000.00				
KY 4-23	a. add/replace GFCI receptacles b. replace water heaters c. replace remaining mini-blinds		120 2 160	6,000.00 1,000.00 16,000.00				
LHA Wide	Georgetown Street PH Units approx 119,986.83ea(Minnifield) 461, 465, 467 & 471 Georgetown St units (bal in 501-02)		(6 units)	Bal in 501-02	599,611.85	410,154.51		
7. LHA Wide	Appliance KY 4-9 balance in 501-00	1465			48,170.00	32,424.00	32,424.00	COMPLETED
8. LHA Wide	Non-Dwelling Equipment - telephone system Exp@nets (Barry)	1475				86,958.48	86,958.48	COMPLETED

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: Lexington-Fayette Urban County Housing Authority	Grant Type and Number: Capital Fund Program Grant No: KY36-P004-501-01 Replacement Housing Factor Grant No:	Federal FY of Grant: July 2001
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date) <i>03/31/04</i>			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
(1) Operations	09/30/03		09/30/03	09/30/05			
(2) LHA Wide Mgmt Imp.	"			"			
(3) Administration	"			"			
(4) Fees & Cost	"			"			
(5) KY 4-7	"			"			
KY 4-8	"			"			
KY 4-12	"			"			
KY 4-13	"			"			
KY 4-21	"			"			
KY 4-23	"			"			
(6) KY 4-7	"			"			
KY 4-8	"			"			
KY 4-12	"			"			
KY 4-13	"			"			
KY 4-23	"			"			
(7)LHA Wide DW Equip.	"			"			

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

PHA Name: Lexington-Fayette Urban County Housing Authority	Grant Type and Number: Capital Fund Program Grant No: KY36-P004-501-02 Replacement Housing Factor Grant No:	Federal FY of Grant: July 2002
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: **03/31/04**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Costs		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$498,525.60	373,456.00	373,456.00	373,456.00
3	1408 Management Improvements Soft Costs Management Improvements Hard Costs				
4	1410 Administration	\$199,262.80	149,383.00	149,383.00	141,546.03
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$94,839.60	94,839.60	111,282.68	104,000.72
8	1440 Site Acquisition			19,354.97	19,354.97
9	1450 Site Improvement			0.00	0.00
10	1460 Dwelling Structures	\$700,000.00	249,605.40	248,578.71	266,869.53
11	1465.1 Dwelling Equipment -- Nonexpendable				
12	1470 Nondwelling Structures	\$1,000,000.00	1,000,000.00	943,210.08	934,330.73
13	1475 Nondwelling Equipment			7,788.56	7,788.56
14	1485 Demolition			14,230.00	14,230.00
15	1490 Replacement Reserves				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	Amount of Annual Grant (sum of lines 2-19)	\$2,492,628.00	\$1,867,284.00	\$1,867,284.00	\$1,861,576.54
20	Amount of line 20 Related to LBP Activities		HUD Approved Amount		
21	Amount of line 20 Related to Section 504 Compliance		\$1,867,284.00		
22	Amount of line 20 Related to Security - Soft Costs				
23	Amount of line 20 Related to Security - Hard Costs				
24	Amount of line 20 Related to Energy Conservation Measures		All blue items is what HUD acutally approved		
25	Collateralization Expenses or Debt Service		Green is what was discussed in the 2-5-03 CF Meeting		

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Lexington-Fayette Urban County Housing Authority		Grant Type and Number: Capital Fund Program Grant No: KY36-P004-501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: July 2002 03/31/04			
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
						Obligated	Expended	
1. LHA Wide Operations	Operations	1406		498,525.60	373,456.00	373,456.00	373,456.00	Completed
2. LHA Wide Administration	Administration	1410		199,262.80	149,383.00	149,383.00	141,546.03	
	Administrative Salaries & Benefits prorated among the following:					148,718.02	140,881.05	
	Mod Coordinator			30,138.66	21,825.36			
	Executive Director			49,718.48	41,405.18			
	Director of Finance			19,603.07	11,289.77			
	Director of Housing Management			30,292.08	21,978.78			
	Accounting Staff			45,624.77	37,311.47			
	Staff Facilitator			23,885.74	15,572.44			
	Lexington Herald Leader bids Central Office					462.10	462.10	completed
	Greenebaum Doll McDonald (GT scattered sites)					157.88	157.88	completed
	Fast Sign					45.00	45.00	completed
3. A/E	A/E Fees and Costs	1430		94,839.60	94,839.60	111,282.68	104,000.72	
	A/E Services for design & contract administration			44,839.60				
	Albert + Assoc. Fire Damage 437 Withrow					1,737.79	1,737.79	completed
	Albert + Assoc. (Griffith Roof) +Roof Scan & Consultant					7,980.00	7,852.00	
	Sherman Carter Barnhart (Central Office) 2002.38 & 2002.98				70,000.00	83,349.07	76,195.11	
	Asbestos Sampling 571 Georgetown St					3,450.00	3,450.00	completed
	Utility Study by Engineering Consultant			50,000.00	24,839.60			
	Fayette Co Clerk-amend Dev Plat Central Office					11.50	11.50	completed
	Fay Co Clerk Dev Plan 465/467GT,461 Michigan					23.00	23.00	completed
	Fay Co Clerk Zone Change 465/467GT					11.50	11.50	completed
	Sherman Carter Barnhart (Georgetown Scattered Sites) 20021.43					8,938.03	8,938.03	completed
	LOX Consulting Phase 1-531 E 3rd St					2,850.00	2,850.00	completed
	Fay Co Clerk Final Dev plan and Minor consolidation plat					37.00	37.00	completed
	Lynn Imaging					395.20	395.20	completed
	SCB (CF Units bal in 501-03) 2002.99					2,499.59	2,499.59	completed

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

PHA Name: Lexington-Fayette Urban County Housing Authority		Grant Type and Number: Capital Fund Program Grant No: KY36-P004-501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: July 2002 03/31/04			
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
						Obligated	Expended	
4. LHA Wide	Property Purchase	1440				19,354.97	19,354.97	Completed
	Appraisal (531 E. 3rd Street) Galloway Appraisal			0.00		250.00	250.00	
	Legal services for title search & acquisition					449.94	449.94	
	Survey (531 E. 3rd Street) Morrow & Cobb					1,105.00	1,105.00	
	Survey & Appraisal 571 Georgetown Street					1,700.00	1,700.00	
	Survey - Morrow & Cobb Central Office					3,170.00	3,170.00	
	Purchase 531 East 3rd					11,074.48	11,074.48	
	Greenebaum Doll & McDonald (531 E. 3rd St) Title search					1,422.89	1,422.89	
	Greenebaum Doll & McDonald (531 E. 3rd St) Legal					134.67	134.67	
	Greenebaum Doll & McDonald (531 E. 3rd St) Legal					47.99	47.99	
5. KY 4-4		1450		0				
6. LHA - Wide	Dwelling Structure	1460		326,544.00	249,605.40	248,578.71	266,869.53	
	Debt service to repay loan for replacement of Public Housing units (KY 4-4)							
LHA Wide	a. Bal. for G'town St. PH Units from 501-01(Minnifield)		6 units			168,578.71	196,649.53	
KY 4-1 & 4-3	b. Roof Repair \$500,000.00 approx funds changing until contracts are actually signed							
KY 4-23	c. Connie Griffith Roof					80,000.00	70,220.00	
7 LHA - Wide	Non-dwelling Structures	1470			1,000,000.00	943,210.08	934,330.73	
	Costs to construct maintenance facility (EH Construction) EH balance in 501-03					943,210.08	934,330.73	
8. LHA - Wide	Non-dwelling Equipment	1475				7,788.56	7,788.56	Completed
	Central Office (cardinal Office System) PO #1767-008292					5,788.66	5,788.66	
	Staples					1,999.90	1,999.90	
9. Demo	Demolition	1485				0.00	14,230.00	Completed
	Demolition of 465, 467 & 571 Georgetown Street					14,230.00	14,230.00	

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: Lexington-Fayette Urban County Housing Authority			Grant Type and Number: Capital Fund Program Grant No: KY.KY36-P004-501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: July 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date) 03/31/04			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
(1) Operations	09/30/04			09/30/05			
(2) LHA- Administration	"			"			
(3) Fees & Costs	"			"			
(4) LHA Wide - DW Structure	"			"			
(5) LHA Wide - non-DW Structure	"			"			

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

PHA Name: Lexington-Fayette Urban County Housing Authority	Grant Type and Number: Capital Fund Program Grant No: KY36-P004-501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 7/2003
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 3/31/2004 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Costs		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	373,456.00	388,845.80	388,845.80	373,456.00
3	1408 Management Improvements Soft Costs	36,000.00	119,000.00	119,000.00	17,611.29
	Management Improvements Hard Costs				
4	1410 Administration	194,423.00	194,423.00	194,423.00	69,493.12
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	133,374.00	97,482.51	75,990.71	62,697.91
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,170,006.00	1,131,256.00	1,004,256.00	0.00
11	1465.1 Dwelling Equipment -- Nonexpendable	36,970.00	0.00	0.00	0.00
12	1470 Nondwelling Structures		13,221.69	13,221.69	5,470.00
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserves				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	Amount of Annual Grant (sum of lines 2-19)	1,944,229.00	1,944,229.00	1,795,737.20	528,728.32
20	Amount of line ? Related to LBP Activities				
21	Amount of line ? Related to Section 504 Compliance				
22	Amount of line ? Related to Security - Soft Costs				
23	Amount of line ? Related to Security - Hard Costs				
24	Amount of line ? Related to Energy Conservation Measures				
25	Collateralization Expenses or Debt Service				

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

PHA Name: Lexington-Fayette Urban County Housing Authority		Grant Type and Number: Capital Fund Program Grant No: KY36-P004-501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 7/2003 3/31/2004			
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
						Obligated	Expended	
1. LHA Wide Operations	Operations	1406		373,456.00	388,845.80	388,845.80	373,456.00	Completed
2. LHA Wide Mgmt. Improvements	Management Improvements	1408		36,000.00	119,000.00	119,000.00	17,611.29	
3. LHA Wide Administration	Security Griffith				36,000.00	36,000.00	17,611.29	
	NT Server Upgrade (Vera)				13,000.00	13,000.00		
	Utility Study (Cook)				70,000.00	70,000.00		
3. LHA Wide Administration	Administration	1410		194,423.00	194,423.00	194,423.00	69,493.12	
	Administrative Salaries & Benefits prorated among the following: Mod Coordinators Executive Director Director of Finance Director of Housing Management Accounting Staff Staff Facilitator					194,423.00	69,493.12	
4. Fees & Costs	A/E Fees and Costs	1430		133,374.00	97,482.51	75,990.71	62,697.91	
	A/E Services for design & contract administration			133,374.00	21,491.80			
	Environmental GT Street CF Units				35,277.50	35,277.50	35,277.50	
	SCB bal from 501-02 CF Units				40,500.41	40,500.41	27,420.41	
	Steve Albert KY 4-12 bal from 501-00 & 501-01				212.80	212.80		

Annual Statement/Performance and Evaluation Report

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

3/31/2004

Part II: Supporting Pages

PHA Name:		Grant Type and Number:		Federal FY of Grant: 7/2003				
Lexington-Fayette Urban County Housing Authority		Capital Fund Program Grant No: KY36-P004-501-03 Replacement Housing Factor Grant No:						
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
						Obligated	Expended	
5. LHA Wide	Site Improvement	1450		0.00	23,000.00	0.00		
KY 4-7	Resurface Playground			0.00	5,000.00			
KY 4-8	Resurface Playground			0.00	18,000.00			
6. LHA Wide	Dwelling Structures	1460		1,169,531.00	1,131,256.00	1,004,256.00		
	Replacement Units KY 4-4 (Aspendale)		40	700,000.00	1,000,000.00	1,000,000.00		
KY 4-1	a. Add split system furnace/AC units		30	126,000.00				
	b. Replace electrical panel boxes (upgrade)			33,000.00				
	c. Add primary trunk/Electrical lines to units			21,500.00				
	d. Replace gas hot water heaters			22,950.00				
	e. Paint electrical service panels			400.00				
	f. Replace kitchen sinks, cabinets & counter tops			62,450.13				
	g. Range hoods (est. 100.00 X 30)			3,000.00				
	h. Add grease splach panel			1,500.00				
	i. Replace ceramic tile & vinyl tile			44,200.00				
	j. Replace interior doors & hardware			17,410.00				
	k. Replace bath fixtures (toilets,sinks, tubs, showers & medicine cabinest)			23,340.00				
KY 4-1 & 4-3	Roof Replacements			113,780.87	59,000.00			
KY 4-7	Steps & Handrails				10,000.00			
KY 4-8	Steps & Handrails				38,000.00			
KY 4-12	Balance from 501-01 Capital Indemnity				4,256.00	4,256.00		
KY 4-23	Leaks around windows				20,000.00			
7. LHA -Wide	Dwelling Equipment	1465		24,962.31		0.00		
	KY 4-1, 4-3		40 30	24,962.31	0.00			
8. LHA Wide	NON DWELLING STRUCTURES	1470		7,751.69	13,221.69	13,221.69	5,470.00	
	Central Office Addition Bal from 501-02 EH Construction			7,751.69	7,751.69	7,751.69		
	ADT Security Service (Office Addition)				475.00	475.00	475.00	COMPLETED
	Neal Concrete				1,500.00	1,500.00	1,500.00	COMPLETED
	Alvarez Painting (Central Office)				3,495.00	3,495.00	3,495.00	COMPLETED

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

PHA Name: Lexington-Fayette Urban County Housing Authority	Grant Type and Number: Capital Fund Program Grant No: KY36-P004-501-03 Replacement Housing Factor Grant No:	Federal FY of Grant:7/2003
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
(1) Operations	09/17/05			09/17/07			
(2) LHA Wide-Mgmt. Improvements							
(3) LHA Wide- Administration							
(4) Fees & Costs							
(5) Dwelling Structure							
(6) Dwelling Equipment							

ANNUAL STATEMENT /
PERFORMANCE AND EVALUATION REPORT

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

OMB Approved No. 2577-0157 (Exp. 7/31/98)

Part I: Summary
HOPE VI BUDGET

PHA Name: Lexington-Fayette Urban County Housing Authority	HOPE VI Grant Number: KY36URP004198
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Approved Budget #7

Original HOPE VI Budget Revised HOPE VI Budget Predevelopment Budget

Line No.	Summary by Budget Line Item	Capital Costs	Supportive Services Costs	Total Funds Requested	HUD Approved Funds	FUNDS OBLIGATED	Quarter Ending 03/31/04
1	Total Non-HOPE VI Funds	9,900,241.00					
2	1408 Management Improvements	\$44,000.00	873,194.00	\$917,194.00	\$1,466,142.00	\$1,466,142.00	\$1,271,836.68
3	1410 Administration	658,188.00		658,189.00	\$950,798.00	\$950,798.00	\$634,921.73
4	1430 Fees and Costs	634,860.00		691,600.00	\$1,342,126.00	\$1,342,126.00	\$1,255,596.66
5	1440 Site Acquisition	277,100.00		281,600.00	\$1,002,294.00	\$976,337.04	\$839,279.23
6	1450 Site Improvement	2,293,598.00		2,868,827.00	\$2,992,620.00	\$2,925,213.47	\$2,443,334.53
7	1460 Dwelling Structures	275,000.00		275,001.00	\$3,542,687.00	\$3,542,687.00	\$2,946,775.00
8	1475 NON-Dwelling Structures	200,000.00		200,000.00	\$200,000.00	\$195,709.10	\$195,709.10
9	1485 Demolition	1,600,000.00		1,600,000.00	\$1,600,000.00	\$1,535,471.09	\$1,535,471.09
10	1495 Relocation	264,331.00		378,535.00	\$619,458.00	\$619,458.00	\$619,458.00
11	Amount of HOPE VI Grant (Sum of lines 2-9)	6,247,077.00	873,194.00	7,870,946.00	13,716,125.00	13,553,941.70	\$11,742,382.02

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Part II: Supporting Pages
HOPE VI Budget

KY36URP0041198
3/31/2004

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
1. LHA-wide Mgmt. Improvement	Self-sufficiency (CAC)	1408		917,194.00	\$1,466,142.00	1,466,142.00	1,271,836.68	
2. WIDE-Wide Administration	Administration -COORDINATOR -SALARIES & BENEFITS -SALARIES & BENEFITS begin 6/03 -MISC Ad *Now Leasing GT) Fast Signs Fed Ex	1410		658,189.00	950,798.00	950,798.00	634,921.73	
						819,888.40	24,676.00 539,544.47 69,437.26 1,080.48 97.00 86.52	
3. Fees & Costs	Charlotte Ct	1430		691,600.00	1,342,126.00	1,342,126.00	\$1,255,596.66	
	a. Program Mgmt Services (D&B)				526,600.00	526,600.00	465,203.71	
	b. A&E (Westside) infrastructure & reimb. General fund				148,924.00	51,259.00	28,579.00	10/3 reimb \$21942.50 & 2137.50 3/26/0
	c. Engineering					246,694.12	246,694.12	completed
	d. Survey (Westside) & other 3rd party funds & other				4,373.00			
	e. Environmental Design (Westside)				9,207.00			
	f. PHA Outside Counsel/Legal on all HOPE VI matters (Greenebaum)				461,504.00	350,003.96	346,379.72	
	g. Professional Legal				6,149.00			
	h. Legal Assoc. with Acquisition (Westside)				12,000.00	793.59	793.59	completed
	i. Sugar Mill predevelopment A & E (includes design, survey soils Phase 1) (includes JRA)				166,500.00	166,500.00	155,475.77	
	Sugar Mill (Lex Herald Leader-Public Notice)					193.20	193.20	completed
	j. Sugar Mill predev. 3rd party cost Mkt Study & other fees				6,869.00	82.13	204.13	ADDED \$122
	k. Legal Assoc. with Hope VI -SUGAR MILL						10,741.13	completed
	l. Legal Assoc. with Hope VI -G'TOWN DEVELOPMENT						1,332.29	completed
4. Site Acquisition	Site Acquisition	1440		281,600.00	1,002,294.00	976,337.04	839,279.23	
	a. Westside Acquisition				286,543.00	263,700.00	263,700.00	completed
	b. Market Value of Westside				4,500.00	3836.04	3836.04	completed
	c. Acq. Related costs-infill (from 1460)				275,001.00	275,001.00	137,943.19	
	d. Surveys							
	e. Appraisal & Survey Sugar Mill				6,250.00	3,800.00	3,800.00	completed
	f. Land Acquisition Sugar Mill				330,000.00	330,000.00	330,000.00	REIMBURSED 2/04
	g. Land Acquisition 12th St				100,000.00	100,000.00	100,000.00	completed
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date				
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement				Page 2 of 2				form HUD-5283
(2) To be completed for the Performance and Evaluation Report								ref. Handbook

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
5. Site Improvement	Site Improvement	1450		\$2,868,827.00	2,992,620.00	2,925,213.47	2,443,334.53	
	MCB				2,218,596.00	2,218,596.00	1,867,765.91	
	MCB (Redirecting road)				75,000.00	75,000.00	31,895.30	
	C & R Asphalt				265,925.00	265,924.25	265,924.25	completed
	Westside Environmental Remediation (LOX?)				349,436.00	349,436.00	275,499.07	
	Environmental Reme. For Westside (reim General Fund)				23,663.00			
	Tree cleanup at Westside					1,000.00	1,000.00	
	Fence at Westside, Fence to stay					1,250.00	1,250.00	
	Remediation for 12th St.				60,000.00	14,007.22		
6. Dwelling Structures	Dwelling Structures	1460		275,001.00	3,542,687.00	3,542,687.00	2,946,775.00	
	Construction funds-12th (BCD)				871,000.00	871,000.00	871,000.00	completed
	12th St. building acquisition costs				1,014,000.00	1,014,000.00	1,014,000.00	completed
	Loan to Developer for Georgetown Apartments				680,000.00	680,000.00	680,000.00	completed
	R A Williams - SUGAR MILL				977,687.00	977,687.00	381,775.00	
7. Non- Dwelling Structures	Nondwelling Structures (Pool)	1470		200,000.00	200,000.00	195,709.10	195,709.10	COMPLETED
8. Demolition	Demo. Dwelling units	1485		1,600,000.00	1,600,000.00	1,535,471.09	1,535,471.09	COMPLETED
	a. Charlotte Court				1,382,471.00	1,382,471.09	1,382,471.09	
	b. Sugar Mill (Bowen Excavating)				149,400.00	149,400.00	149,400.00	
	c. Demolition Associated with balance of Development				68,129.00			
	Lexington Tree Service					3,600.00	3,600.00	
9. Relocation	Relocation Costs	1495		378,535.00	619,458.00	619,458.00	619,458.00	COMPLETED
	a. Char.Ct. Residents, westside Plaza Business & Ms Johnson, Staff				116,252.00	116,252.00	116,252.00	
	b. Cost related to relocation of Westside Plaza				114,204.00	114,204.00	114,204.00	
	c. Sugar Mill Relocation				203,294.00	203,294.00	203,294.00	
	d. 12th Street Relocation				185,708.00	185,708.00	185,708.00	
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
(2) To be completed for the Performance and Evaluation Report

Definitions of Significant Amendment to the Annual Plan and Substantial Deviation from the 5-Year PHA Plan

Substantial deviations and significant amendments to the LHA plans are defined as follows:

1. **NEW** changes to rent or admissions policies or organization of the waiting list that have no relationship to the policies already established in the ACOP.

(Expansions, clarifications, modifications, deletions and/or revisions to existing policies in the ACOP shall not be considered a substantial deviation or significant amendment).

2. Additions of non-emergency work items not included in the current Annual plan or 5-Year Action Plan.

(Additions, modifications, deletions and/or revisions of non-emergency work items or change in use of replacement reserve funds under the Capital Fund as determined and defined by the 5-year Physical Need assessment shall not be considered a substantial deviation or significant amendment).

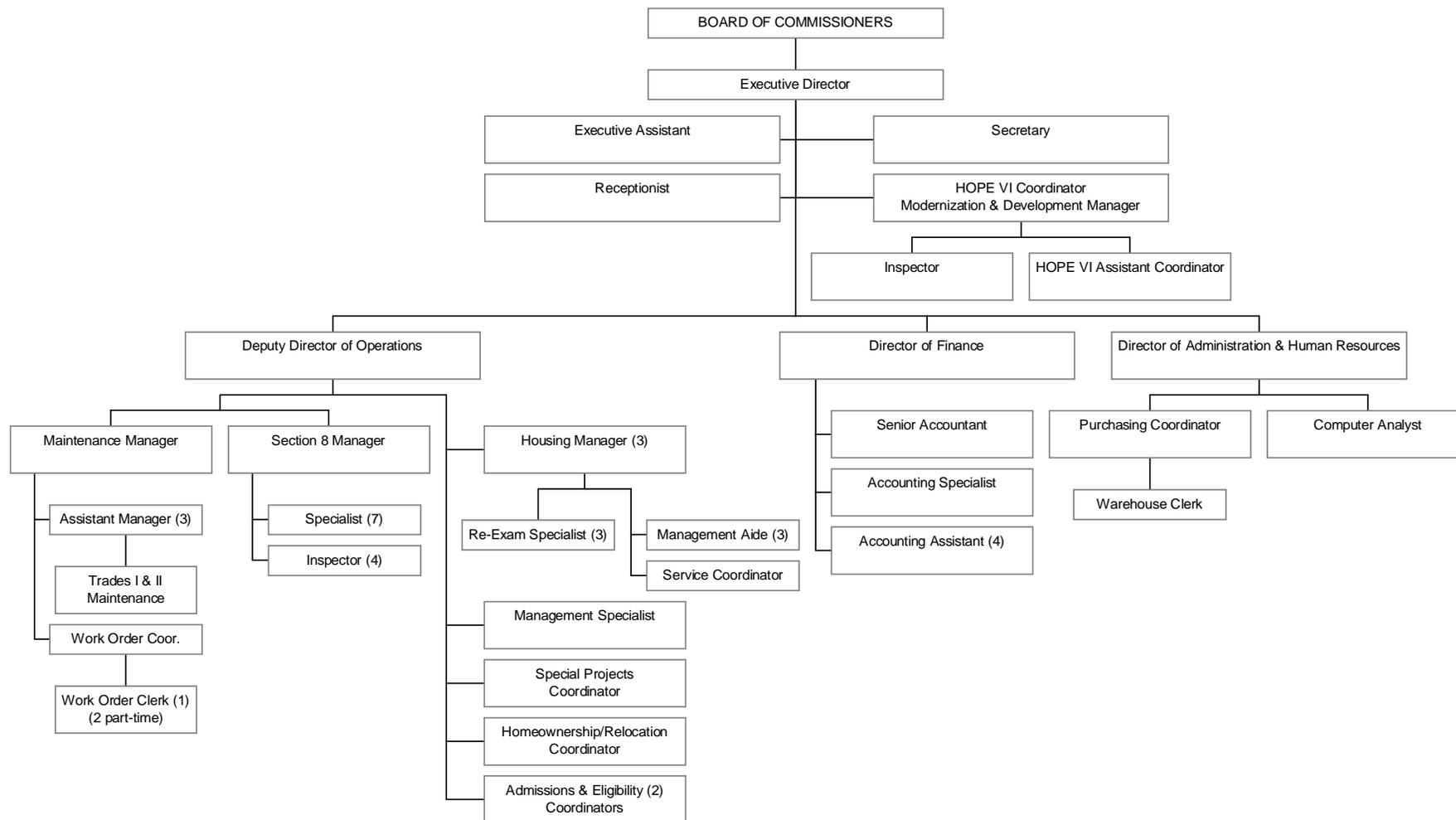
- 3 Additions of **NEW** activities not included in the current PHDEP plan.

(Expansions, additions, deletions, modifications and/or revisions to programs and activities in the plan shall not be considered a substantial deviation or significant amendment).

4. Any **NEW** change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

(Expansions, deletions, modifications and/or revisions to existing programs shall not be considered a substantial deviation or significant amendment).

Lexington Housing Authority Organizational Structure



**MINUTES
LEXINGTON-FAYETTE URBAN COUNTY
HOUSING AUTHORITY
PUBLIC HEARING**

Lexington, Kentucky

April 7, 2004

The Board of Commissioners of the Lexington-Fayette Urban County Housing Authority met at 5:30 p.m., Wednesday, April 7, 2004, in the Lexington Housing Authority's Central Office Conference Center, 300 West New Circle Road, Lexington, Kentucky. The following Commissioners were present:

Ted Renaker
Mayor Teresa Isaac
S. T. Roach
Austin J. Simms, Secretary-Treasurer

Commissioners Gerri Washington and Larry Isenhour were absent from today's meeting.

Housing Authority personnel present were:

Shirley Cook	Dana Tincher	Michele Lee	Tom Smith
Barry Holmes	Dot LeSage	Sean Cooper	Paul Stringer
Greg LaRue	Debbi Hoskins	Karen Jones	
Carolyn Smith	Vera Daugherty	Bill Garr	

Commissioner Renaker called the meeting to order. Austin Simms welcomed attendees and explained that HUD guidelines required a public hearing to review and approve the Agency's Annual and Five Year Plans. Mr. Simms then asked Ms. Shirley Cook, Deputy Director of Operations, to present the proposed Annual Plan.

ANNUAL PLAN OVERVIEW

Ms. Cook began with the guidelines and requirements mandated by HUD for the preparation and submission of the Annual and Five Year Plans for housing authorities. Ms. Cook discussed the Resident Advisory Board meetings that had been conducted to share proposed plans and changes for the agency and its leaseholders and to receive comments. Ms. Cook distributed goals for the Five Year Plan and discussed a revision to one of the strategies listed. LHA proposed to revise its goal to renovate 150 units of public housing to 130 in order to concentrate efforts on additional development opportunities. Following the update of the Five Year Plan, the Annual Plan was presented in detail to the attendees present.

FINANCIAL OVERVIEW

Ms. Sean Cooper, Director of Finance, gave a financial overview for the agency, which included anticipated income as well as possible cuts in funding.

PUBLIC HOUSING

Ms. Shirley Cook discussed several changes proposed for the public housing Admissions and Continued Occupancy Policy (ACOP), some of which carry over into the Section 8 Administrative Plan. Some of these included additional eligibility requirements for applicants.

Ms. Cook described current preferences for public housing. One of those preferences include families/singles who are displaced by LHA action receive a preference over all other singles or families.

Ms. Cook described efforts involving income mixing at all self sufficiency sites as well as two new tax credit projects now under construction.

Some recommendations that came from the Resident Advisory Meetings and included in the ACOP and Section 8 Administrative Plan included the re-assessment of need for a live-in aide every year instead of only at the time of initial request. Also, the LHA programs will accept guardianship status for child custody rather than full custody as currently required.

SECTION 8

Ms. Karen Jones, Section 8 Manager, reported that one change to her program included a limit to the length of time participants had to locate housing. The vouchers are now only good for 90 days which includes one extension of time of 30 days. Mr. Arthur Crosby with the Fair Housing Council inquired when the time begins and Ms. Jones stated that the voucher's date of issue was the first day. Ms. Jones also explained to Mr. Crosby that as long as the signed Tenancy Approval was turned in by the participant prior to the deadline, they would have time for the unit to be inspected, etc.

Ms. Jones reviewed the new HUD system in which verifications would be obtained by the Agency. These were reviewed as detailed in a handout to meeting attendees. Ms. Jones stated that new definitions had been added to the Administration Plan glossary for clarification purposes.

Ms. Jones reviewed the waiver for the Hope Center and Chrysalis House. This waiver allowed participants from the Hope Center and the Chrysalis House who are substance abusers as well as drug traffickers to be admitted immediately upon successful completion of the drug treatment program, thereby waiving the one year wait currently in effect. This waiver would be limited to trafficking in an amount less than \$500.

Mr. Arthur Crosby asked if the live-in aide screening process included credit and criminal checks and if a one-time statement from a doctor provide a permanent situation for the live-in aide? Ms. Jones explained that no credit would be run; however, the criminal check and other checks would

be completed for a live-in aide. A statement from a doctor providing information requiring a permanent live-in aide would be considered; however, typically the situation would be revisited on an annual basis.

In response to questions from Commissioner Ted Renaker Ms. Jones stated that participants and/or applicants could possibly provide tax returns as proof of income. Ms. Jones explained that it was a HUD priority that clients not be involved in providing income verifications, if at all possible. Ms. Jones also stated that an Earned Income Credit was not included as income.

CAPITAL FUND

Ms. Debbi Hoskins, MOD/DEV/HOPE VI Coordinator, presented an overview of the Capital Fund Grant, which finances improvements to existing public housing properties. This grant also includes Replacement Housing Factor funds to finance a portion of units that have been demolished. She also discussed planned development and improvements for the next fiscal year.

Ms. Hoskins reported that the LHA's budget estimate for 2004 is based on last year's award of \$2.3 million for Capital Improvements.

ELIGIBILITY REQUIREMENTS

Ms. Cook referred back to eligibility requirements and guidelines. In addition to applicants with drug convictions, staff recommended determining applicants with a violent criminal conviction as ineligible. Ms. Cook stated that at this time, there is not a definition for what determines violent criminal activity but that it would include all violent physical activity. Mr. Crosby with the Fair Housing Council and Commissioner Renaker suggested that we define what would be considered violent activity. Ms. Cook stated that HUD did not define the term but that it would include any serious bodily harm. Mr. Jeff Roback with the Volunteers of America asked if this included a "threat of physical harm" and Ms. Cook stated that it would not. Ms. Cook ended the discussion stating that she would define violent physical activity for the purpose of determining applicant eligibility.

Mr. Jeff Roback also if it would be possible to put housing applications on the internet in an effort to work with HMIS and their clients. Ms. Cook stated that she would look into that.

Ms. Cook again referred to the waiver for drug users in association with the public housing program and, Chrysalis House/Serenity Place and Hope center Recovery Program for Women, who were present at the Public Hearing.

ANNUAL PLAN COMMENTS

At the conclusion of the staff presentations, Ms. Cook asked the group for any additional comments or questions.

APPROVAL OF ANNUAL PLAN

With no further comments or questions, Commissioner Renaker called for a motion to approve the Annual Plan, Admissions and Continued Occupancy Policy (ACOP) and Section 8 Administrative Plan changes, revisions and additions and clarifications as presented. Mayor Isaac moved, Commissioner Roach seconded and Commissioners Renaker, Roach and Mayor Isaac voted to approve the Annual Plan, as presented, to be submitted to HUD.

With the business of conducting the public hearing being concluded, Mr. Simms declared the hearing adjourned, however, the regular Board Meeting continued with items listed in the Board Agenda.

Ted Renaker, Chairperson

Austin J. Simms, Secretary-Treasurer

LHA RESIDENT ADVISORY BOARD MEMBERS

Geri Washington	246 Willard St. #5 Lexington, KY 40517
Bernise Burnett	732 Breckenridge St. Lexington, KY 40508
Betty Miller	514 East Second St. #10 Lexington, KY 40508
Victoria Parker	357 Wilson St. Lexington, KY 40508
Angela Hollis	1608 Strader Drive Lexington, KY 40505
Maria Sligh	514 East Second St. #17 Lexington, KY 40509
Mr. & Mrs. Vashon Alcorn	150 Rosemary Avenue Lexington, KY 40508
Jeannett Terry	514 East Second St. #9 Lexington, KY 40508
Carol Mitchell	340 Race Street Lexington, KY 40508
Valerie & Donald Clay	392 Withrow Way Lexington, KY 40508
Abby Brannon	375 Wilson Street Lexington, KY 40508
Martha Perrin	650 Tower Plaza #509 Lexington, KY 40508
Sinie Francis	471 Sandalwood Drive Lexington, KY 40505
Teresa Davis	152 Rosemary Avenue Lexington, KY 40508
Sheryl Haskins	568 Bishop Drive Lexington, KY 40504
Sarah Dunson	3724 Hacker Court #3 Lexington, KY 40517
Willa Evans	1301 River Park Circle A Lexington, KY 40517
Rhonda Palmer	3645 Appian Way #10 Lexington, KY 40508

Tammy Hill	1317 Centre Parkway #61 Lexington, KY 40517
Marie Davis	650 Tower Plaza #511 Lexington, KY 40508
Alice Buckhannon	562 Lima Drive #7 Lexington, KY 40511
Devonia Jackson	712 Heartsbrook Lane Lexington, KY 40504
Geraldine Givens	522 Lima Dr. #3 Lexington, KY 40508
Peggy Higgins	730 Breckenridge St. Lexington, KY 40508
Lorrie Pennington	225 Catera Trace Lexington, KY 40509
Eunise Segar	1425 B Huntsville Dr. Lexington, KY 40505