OMB Approval No: 2577-0226
(exp. 02/28/2006)

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

PHA Plan

5-Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2005

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

PHA Plan
Agency Identification

PHA Name: Housing Authority of Maysville

PHA Number: KY 017

PHA Fiscal Year Beginning: 01/2005
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 (when approved)
☐ 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)

Camp Discovery at Dora H. Merz Commmunity Playground

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5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[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)

The mission of the Housing Authority of Maysville is to provide quality housing to eligible people in a professional, fiscally prudent manner and be a positive force in our community by working with others to assist families with appropriate supportive services.

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 Will apply for KLC Capital Funds Loan Program to increase funding available for modernization.

☐ 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)

The Housing Authority of Maysville re-states in this 5 year Plan its continuing commitment to provide quality housing to eligible people in a professional, fiscally prudent manner and be a positive force in our community by working with others to assist these families with appropriate supportive services.

To this end we continue to operate with these adopted goals for the next five years.

Goal One:

Manage the Housing Authority of Maysville's existing public housing program in an efficient and effective manner thereby qualifying it as, at least, a standard-performer.

Objectives:

1. If HUD provides appropriate, timely, and adequate funding, the Housing Authority of Maysville will continue to maintain its High Performer standing.

2. The Housing Authority of Maysville shall continue to promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly (as much as allowed by regulation) and fiscally prudent leader in the local affordable housing industry.

Goal Two:

Provide a safe and secure environment in the Housing Authority of Maysville's public housing developments.

Objective:

1 The Housing Authority of Maysville, with appropriate, timely, and adequate funding from HUD, shall reduce crime in its developments so that the crime rate is less than the rest of the City of Maysville.

Goal Three:

The Housing Authority of Maysville will partner with as many organizations as necessary to foster opportunities for residents in the areas of education for employment and activities for youth. These partnerships shall exist as long as funding and need exist.

Objective:

1. The Housing Authority of Maysville will partner with organizations and programs within the community, and seek outside grants, to provide training, education, and youth activities each year.

Our Annual Plans are based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission.

This process must be working because within the last ten years the Housing Authority of Maysville has captured every National Award possible for a housing authority to earn. These include:

- 35 N. A. H. R. O. National Awards of Merit
- 8 S. E. R. C. Regional Awards of Excellence
- 10 Certificates of Excellence in Management Operations H. U. D.
- 2 Certified Community Partnership Awards from the Kentucky Chamber of Commerce
- 3 National Awards of Recognition from the U. S. Department of Agriculture
- 1 1of the 100 National Best Practice Awards from HUD in 1999
- 1 National Award of Excellence for Resident Services in 2004.

Executive Director, Bruce A. Hanna (center) with his wife (Jeanne) receive the N. A. H. R. O. National Award of Excellence for Resident Programs in Baltimore, at the nation N. A. H. R. O. Meeting, 2004.

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Annual PHA Plan
PHA Fiscal Year 2005
[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.

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

The mission of the Housing Authority of Maysville is to provide quality housing to eligible people in a professional, fiscally prudent manner and be a positive force in our community by working with others to assist these families with appropriate supportive services.

The Housing Authority of Maysville:

- has continued to practice an aggressive management style by enforcing the lease and the addenda suggested by the Board of Commissioners.
- has continued to screen residents with police records and do our best to insure that applicants who owe money to other housing authorities will be required to pay their debts before they are admitted to our programs.
- has continued to offer NAHRO Award winning programs such as the ones listed in other sections of this plan to uplift and support residents. In 2004 the Housing Authority of Maysville has earned all of the awards available to a housing authority within the industry and several from outside the industry.
- has continued NAHRO Award winning youth programs to motivate youth to stay off drugs, out of gangs, and continue their education. The Housing Authority of Maysville earned an award from Adult Education for consistently supporting and promoting GED in Maysville.
- has continued to market our units through the NAHRO Award winning program of television advertising, newspaper articles about programs, outreach to churches, advertisements in the social services offices, and other outreach to the community.

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:

A	Admissions Policy Attachment A.	KY017a01
B	Brief Statement of Progress in Meeting the Five year Plan Mission and Goals Attachment B	Page 49
G	Capital Fund Program Worksheets *(Included end of this Document)*	Page 51
C	Attachment C Deconcentration and Income Mixing Analysis	Page 49
D	Announcement of Membership of the resident	Page 49
E	Resident Membership of the PHA Governing Board	Page 49
F	Definition of Substantial Deviation	Page 49

Optional Attachments:

PHA Management Organizational Chart	Page 27
Capital Fund Program 5 Year Action Plan Attachment G	Page 51
Public Housing Drug Elimination Program (PHDEP) Plan *(no longer required as funding has been removed)*	
Comments of Resident Advisory Board or Boards *(none this year)*	

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 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the methodology for setting public housing flat rents X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies X check here if included in Section 8	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	Administrative Plan	
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
	Public housing grievance procedures X check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures X 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
NA	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
NA	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
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	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
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program ☐ 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
NA	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
NA	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
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

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-ibility	Size	Loca-tion
Income <= 30% of AMI	352	5	3	3	2	2	1
Income >30% but <=50% of AMI	257	5	3	3	2	2	1
Income >50% but <80% of AMI	128	4	3	3	2	2	2
Elderly	193	5	3	3	4	3	4
Families with Disabilities	343	5	5	4	5	4	3
Black	48	4	4	3	3	3	4

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:

☐ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

☐ American Housing Survey data Indicate year:

☐ Other housing market study Indicate year:

X Other sources: Buffalo Trace Area Development District Information provided to the Housing Authority. (Mr. Bobby Money)

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) ☐ Section 8 tenant-based assistance X Public Housing ☐ Combined Section 8 and Public Housing ☐ 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	52		103 units
Extremely low income <=30% AMI	40	77%	
Very low income (>30% but <=50% AMI)	12	23%	
Low income (>50% but <80% AMI)			
Families with children	46	88%	
Elderly families	3	6%	
Families with Disabilities	3	6%	
White/Non-hispanic	43	83%	
Race/ethnicity Black	9	17%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	30	58%	
2 BR	11	21%	
3 BR	8	15%	
4 BR	3	6%	
5 BR	0	0	
5+ BR			

Housing Needs of Families on the Waiting List
Is the waiting list closed (select one)? ☒ No ☐ Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes

President Daniel Tiller presents SERC Award of Excellence to Executive Director Bruce A. Hanna for the Summer Lunch Program

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) X Section 8 tenant-based assistance ☐ Public Housing ☐ Combined Section 8 and Public Housing ☐ 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	23		50 units
Extremely low income <=30% AMI	23	100%	
Very low income (>30% but <=50% AMI)	0	0%	
Low income (>50% but <80% AMI)			
Families with children	21	91%	
Elderly families	0	0%	
Families with Disabilities	2	9%	
White	18	78%	
Black	5	21.7%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	14	61%	
2 BR	4	17.4%	
3 BR	4	17.4%	
4 BR	1	4.34%	
5 BR	0		
5+ BR	0		
Is the waiting list closed (select one)? X No ☐ Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ 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.

Annual Plan a Needs Assessment of the housing needs of our jurisdiction and our waiting list. Also, we are required to state how we intend to address these needs.

Attached is the information contained in the Housing Needs Section of our Consolidated Plan. It shows there is not a significant need for additional affordable housing resources in our community. Also, per the requirements, we have attached data and tables that provide an analysis of our waiting list.

The information was analyzed in the following manner. Buffalo Trace Area Development District reported jurisdictional needs in terms of Mason County, Kentucky (location of Maysville). The needs of Maysville are not mirrored by the needs of Mason County. Therefore, many of the conclusions drawn do not reflect conditions demonstrated in Maysville. The county may have needs not reflected by conditions in Maysville. The public housing jurisdiction of the Housing Authority of Maysville is confined to the City of Maysville and therefore the needs assessment on a countywide basis does not reflect actual needs within the jurisdiction of the housing authority. Since Buffalo Trace only provided "county wide" information in the preparation of this report, the following factors were used to make our determination for Maysville:

1. The Housing Authority of Maysville currently has a 40-unit vacancy at this time. A total of 70 units were turned in 2004.

2. The Housing Authority of Maysville unit surrender rate for the Section 8 remains very high.

3. The Vacancy rate in Public Housing and the unit surrender rate in Section 8 as well as the decline of the waiting list can be traced to the implementation of the "One Strike and You're Out" policy and the aggressiveness of the housing authority in pursuing true sources and amounts of income and expenses for applicants and residents.

4. The Maysville High School project, which was built as low-income housing, has never been fully occupied. Heritage Square and Highland Village apartments have been identified by the City of Maysville Police as new "hot spots." These "hot spots' generally admit those who are evicted from public housing.

5. A Low-Income Public Housing Waiting list of 58. A total of 26 of these applicants are single individuals who are not elderly or disabled. Another portion will not pass the police screening and others will have already found alternative housing by the time all of the verifications have been received and an offer is made.

6. A briefing at clears a Section 8 Waiting list least every three months. The attrition rate for this program is huge. Most of the applicants want the housing authority to do all the work for them in order to secure a unit. They don't want to take any responsibility or initiative at all.

7. The Housing Authority of Maysville currently has several handicapped assessable units with many additional accouterments including lowered counters, both flashing and sound emitting smoke detectors, call system, handicapped bathrooms and ground floor access apartments. There are few handicapped applicants. One unit has been completely remodeled to suit a handicapped individual and a caregiver. Everything in the unit is new.

8. Nearly all of the apartment complexes in Maysville are advertising for occupants due to the closing of Techno Trim, E. A. Robinson, Crystal Tissue,

January and Wood (maybe) and a host of smaller, labor intensive businesses. Even Maysville's one of the first businesses in Maysville, EPT Power Transmission (formerly Brownings) is going to send computer operations and some manufacturing overseas. Maysville has lost more than 1004 jobs in the last 12 months.

The Housing Authority of Maysville used this analysis to prepare our five-year goals and objectives. It reflects priorities as set forth in our Mission Statement.

Finally, we are required to state how we intend to address our community's housing needs to the maximum extent practical. While we wish we could meet the needs that exist in our jurisdiction, we are not optimistic about achieving this objective. It is not that the Housing Authority of Maysville is not capable of meeting the needs of our residents. We have residents who have been very satisfied living in public housing for many years. The average residency in housing remains 4.5 years. There are 41.2 % of the residents who have lived with us form more than 21 years. We must be doing something right. However, the new HUD attitude toward residents as evidenced by RIM and UIV demonstrates to potential residents that they are not welcome.

A major impediment to placing persons and families in Public Housing has been the lack of timely response from the Commonwealth Administrative Office of the Courts. We do not house individuals or families without a local, Commonwealth, and NCIC police check. This process is currently taking two to three weeks during which time most applicants find alternative, non supervised, lesser quality housing.

Another major impediment to placement and retention is that we expect people to live within the terms of the lease. We have been very careful in the selection process and follow our policies to the letter due to the fact that the District Court Judge is more attorney for the defense than Judge of the court. It is nearly impossible to evict for any reason other than non-payment. He is more concerned for where a family will live after judgment than the reasons why a family is in the court. It is in the best interest of the public housing community for us to aggressively enforce the occupancy plans. This method circumvents the judge and the court which are decidedly against us.

Therefore, the conclusion that we draw is that families want to have low income housing that does not include a landlord that enforces the lease. They desire to take their drugs, get drunk, practice spousal and child abuse, and not be bothered with the rules of society, much less those imposed by a Federally sanctioned lease.

The Housing Authority of Maysville:

- will continue to practice an aggressive management style by enforcing the lease and the addenda.
- will continue to screen residents with police records and do our best to insure that applicants who owe money to other housing authorities will be required to pay their debts before they are admitted to our programs.
- will continue to offer NAHRO Award winning programs such as the ones listed in other sections of this plan to uplift and support residents in their
- will continue NAHRO Award winning youth programs to motivate youth to stay off drugs, out of gangs, and continue their education.
- will continue to market our units through the NAHRO Award winning program of television advertising, newspaper articles about programs, outreach to churches, advertisements in the social services offices, and other outreach to the community.

Critical to this, or any approach to low income public housing, is the continuance of a timely, appropriate, and fully funded subsidy and modernization subsidy from the Federal Government. In recent years payment of the Block Grant money for upkeep and modernization has been neither, adequate, timely, or appropriate to the needs of the properties. It is ludicrous to expect any program to survive if it is

mandated to accept the very poorest of the poor on one side and not be able to constantly rehabilitate the units. The overwhelming fact is that modernization money is used many times, not to improve the curb appeal or amenities of the units, but to stay even with the trashed out units that are left when a resident vacates without notice. Once again in 2004 we did not receive notice of our final determination for subsidy until late in October. We are tasked to supply a plan based on air. The numbers come "after the fact." After the numbers come we are informed that we are funded at 98.1 percent of eligibility.

Priorities and guidelines for programs often change from year to year and our decisions to pursue certain opportunities and resources may also change over the coming year if there are program changes or lack of funding beyond our control as there has been in the past.

(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

X Employ effective maintenance and management policies to minimize the number of public housing units off-line *(Subsidy Dependent)*

☐ 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)

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

X Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing (We would like to find an above the line applicant.)
X Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance (We would like to find an above the line applicant.)
☐ Employ admissions preferences aimed at families with economic hardships
☐ Adopt rent policies to support and encourage work
☐ Other: (list below)

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

X Employ admissions preferences aimed at families who are working
X Adopt rent policies to support and encourage work
X Other: Continue to offer assistance on the property with GED and computer training. Continue to offer the Masters of Computer Basics at the Amo Peters Community Center on the Great Meadow Homes property.

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
X Other: Continue project to provide Central Air Conditioning to elderly units.
There are now 76 elderly units with Central Air Conditioning. These are located on Beechwood Manor and Central Avenue. If funds are forthcoming we will continue with elderly units on Great Meadow Homes next year.

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
X 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

X Market the section 8 program to owners outside of areas of poverty /minority concentrations

☐ Other: Continue to develop web site at http://www.hamaysville.com

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:

X Funding constraints

X Staffing constraints

X Limited availability of sites for assisted housing

☐ Extent to which particular housing needs are met by other organizations in the community

X 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

X Results of consultation with local or state government

X 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 2005 grants)**		
a) Public Housing Operating Fund	$340,218	
b) Public Housing Capital Fund	$475,058	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	$357,837	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	$310,535	LIPH Operations
4. Other income (list below)	$17,760	LIPH Operations
4. Non-federal sources (list below)		
Total resources	$1,501,408	LIPH Operations

This year we "loaned" money to Modernization in anticipation of funding of the Capital Funds Block Grant. By the time the grant is funded there is very little left for current modernization.

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: To be offered a unit a family must be both eligible and suitable. Eligibility relates to income limits, which can be determined during early in the application process. Suitability, is determined by police checks and income verification (see below).

X When families are within a certain time of being offered a unit: (90 days)

X Other: (describe) When all criminal records have been received and reviewed.

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

X Criminal and Drug-related activity

☐ Rental history

☐ Housekeeping

X Other (describe)

Over 21 Years of age (discretionary)
Resident of Maysville
Veteran
Victim of Domestic Violence

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

d. X Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? (Administrative Office of the Courts.

e. X Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

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

X Community-wide list

☐ Sub-jurisdictional lists

☐ Site-based waiting lists

☐ Other (describe)

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

X PHA main administrative office

☐ PHA development site management office

X Other (list below) On line at http://www.hamaysville.com

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?

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?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists?

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)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they are removed from the waiting list? (select one)
X One
☐ Two
☐ Three or More

b. X Yes ☐ No: Is this policy consistent across all waiting list types?

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:
X 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)
X Emergencies
X Overhoused
X Underhoused
X Medical justification
X Administrative reasons determined by the PHA (e.g., to permit modernization work)
☐ Resident choice: (state circumstances below)
☐ Other: (list below)

c. Preferences

1. X 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**)

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)
X Victims of domestic violence
☐ Substandard housing
☐ Homelessness
☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

X Working families and those unable to work because of age or disability
X Veterans and veterans' families
X Residents who live and/or work in the jurisdiction
X 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
X Other preference(s) (list below)
HOH to be greater than 21 years of age / Resident of Maysville.

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.

4 Date and Time (tie breaker)

Former Federal preferences:

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

Other preferences (select all that apply)

1 Working families and those unable to work because of age or disability
2 Veterans and veterans' families

1 Residents who live and/or work in the jurisdiction
2 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
2 Other preference(s) (list below)
HOH age 21 years of age
Resident of Maysville
Victim of Domestic Violence

4. Relationship of preferences to income targeting requirements:
☐ The PHA applies preferences within income tiers
X Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements. We will house everyone who qualifies.

(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)
X The PHA-resident lease
X The PHA's Admissions and (Continued) Occupancy policy
X PHA briefing seminars or written materials
X Other source (list)
PHA website at http://www.hamaysville.com
Award winning Power Point Presentation in the lobby of 600 Clark Street, Maysville, KY 41056

b. How often must residents notify the PHA of changes in family composition? (select all that apply)
☐ At an annual reexamination and lease renewal
X Any time family composition changes
☐ At family request for revision
X Other Any income change up or down.

(6) Deconcentration and Income Mixing

a. ☐ Yes X 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 X 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:

☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:

☐ Other (list policies and developments targeted below)

d. ☐ Yes X 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
☐ Other (list below)

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)
X Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

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)
X Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

B. Section 8

Exemptions: PHAs 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)
X 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)

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

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

d. X Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

☐ Criminal or drug-related activity
X Other: Any verifiable information that is permitted by law.

(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)

X 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)

X PHA main administrative office
X Other (list below) On line at http://www.hamaysville.com

(3) Search Time

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

If yes, state circumstances below:

During each Housing Choice Voucher briefing each applicant is informed that his or her voucher will expire 60 days from the date it was issued. Each applicant is also advised that if they are unable to secure a unit within the 60 day timeframe that extensions may be granted at the discretion of the housing authority. To obtain an extension the client must provide a written request prior to the expiration date and a statement of the efforts the family has made to find a unit. However, the extension, if granted will not exceed 120 calendar days from the initial date of issuance without an extraordinary reason.

For the last 8 years we have had only two clients request an extension of their Certificate or Housing Choice Voucher. We still have the option of extending the date available. Many clients have either secured a home within the designated 60 days or have chosen not to pursue Section 8 rental assistance due to HQS regulations and program rules.

If a person on both the Section 8 and Public Housing waiting lists is housed by either program their name is removed from the waiting list of both programs to allow greater access for those with no housing as opposed to transfer housing.

(4) Admissions Preferences

a. Income targeting

X 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?
We would like to find a family that falls at 30% of median or above, any family!

b. Preferences

1. ☐ Yes X 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)

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.

1 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)
☐ 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)

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)
☐ 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)
X The Section 8 Administrative Plan
X Briefing sessions and written materials
X Other ***There are no special-purpose section 8 programs administered by the PHA.***

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?
X Through published notices
X Other ***There are no special-purpose section 8 programs administered by the PHA.***

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs 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)

If an applicant or resident claims no income or 0 rent they are subject to the imputed rent/income calculation.

☐ $0
☐ $1-$25
☒ $26-$50

2. ☐ Yes X 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:

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:
☐ For household heads
☐ For other family members
☐ 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
X 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
X 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 Any time the family experiences an income or composition change of any type (up or down).

g. ☐ Yes X 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
X Other Slightly less FMR's as determined by Congress, which would make LIPH rates less than Section 8.

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 below100% of FMR
☐ 100% of FMR
X Above 100% but at or below 110% of FMR
☒ Above 110% of FMR (if HUD approved; new construction accesible)

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)

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

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

X Annually
X Other When Congress issues new FMR's.

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

X Success rates of assisted families
☐ Rent burdens of assisted families

X Other (list below)
Federal Notice:
New Construction with handicap provisions will receive the highest possible standard. Units need not be handicap accessible but need to be able to be retrofitted to achieve this standard.

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)
☐ $0
☐ $1-$25
X $26-$50

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

Masters of Computer Basics Class (NAHRO Award Winner)

5. Operations and Management

[24 CFR Part 903.7 9 (e)] We choose to complete this section out of habit.

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)

X An organization chart showing the PHA's management structure and organization is attached.

Deputy Director

☐ 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	227	100
Section 8 Vouchers	108	50
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)		

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)

Organizational Chart Maintenance Policy Pest Control Policy
Blood-Bourne Diseases Hazardous Materials Lease
Application and Continued Occupancy Policy
Grievance Policy and Procedure

(2) Section 8 Management: (list below)

Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)] *We choose to complete this out of habit!*

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 X 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)

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

B. Section 8 Tenant-Based Assistance

1. ☐ Yes X 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)

X 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:

X The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment F

The annual statement forms mess up the page numbering and format to the extent that they will be included after this document ends!

(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. X 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 F

The 5 year templates mess up the formate and pagenumbers to the extent that they will be included after this document.

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 X 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:
2. Development (project) number:
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 X 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:

☐ Yes X 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:

☐ Yes X 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:

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 X No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

☐ Yes X 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: 1b. Development (project) number:
2. Activity type: Demolition ☐ Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☐
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action (select one) ☐ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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 X 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 X 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: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly ☐ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) ☐ Part of the development ☐ 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 X 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? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☐ Other (explain below)
3. ☐ Yes ☐ 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) ☐ Conversion Plan in development ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY) ☐ 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) ☐ Units addressed in a pending or approved demolition application (date submitted or approved: ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) ☐ Requirements no longer applicable: vacancy rates are less than 10 percent ☐ Requirements no longer applicable: site now has less than 300 units ☐ Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

Component 10 (B) Voluntary Conversion Initial Assessments

a) How many of the PHA's developments are subject to the Required Initial Assessments? 4

b) How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? *There are no developments that are 100% elderly – sections of developments have been designated elderly/disabled.*

c) How many Assessments were conducted for the PHA's covered developments? *One assessment was conducted on each property.*

Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments*: No developments are appropriate for conversion based on the required initial assessment. August 2001: The Housing Authority of Maysville has reviewed all the criteria for each development's operation as a public housing entity in considering the implications of converting the public housing to tenant-based assistance.*

The conclusions is that it would be inappropriate, because removal of any of the four, or all developments, would not meet the necessary conditions for voluntary conversion. Participants of public housing in the low and very low-income bracket will no longer be able to have affordable housing. Many section 8 homes have very poor insulation and just basic heating plants. These heating plants must be run fairly hard in harsh weather. Utility bills may not be met and if not met the family will no longer have decent, safe and sanitary housing.

Current Section 8 landlords are leaving the program due to increased regulation (lead base paint and other regulation). Their comments are: "I don't need this. I can get what I need without being on your program and I don't have to deal with all the regulatory crap!"

If we don't care for our public housing and the families that are served, we will create a whole new category of homeless "Regulatory Displaced." Our public housing is the last bastion of quality housing remaining for our demographic segment.

Many residents prefer the section 8 program as absentee landlords do not monitor their drug usage, domestic violence, use of the property, and other conditions that are watched and acted upon in public housing.

a) If the PHA has not completed the Required Initial Assessments, describe the status of these assessments. *The PHA has completed all required assessments as confirmed by the Maintenance/ Modernization Director.*

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☐ Yes X No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE 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: ☐ HOPE I ☐ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☐ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ 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) ☐ Part of the development ☐ Total development

B. Section 8 Tenant Based Assistance

1. ☐ Yes X 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 (l)] We choose to complete this section out of habit!

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.

The Buffalo Trace Area Development District publishes a document each year listing all of the service agencies in the area, including name, contact name, address, telephone number, and type of service provided.

The Housing Authority of Maysville computer system has been programmed to identify those persons who need to participate in the Community Service Requirement program.

A designated employee sends the person a letter stating that this requirement must be met and that the list of agencies is available at the Buffalo Trace Area Development District office, the Mason County Public Library and the Housing Authority Administrative Office.

It is up to the participant to identify and contact the agency with which the participant desires to volunteer. When the Community Service Requirement is satisfied the agency will send or FAX a statement to that effect to the Housing Authority on agency letterhead. No other form of documentation will be accepted.

If the service requirement is not met within 90 days of the end of the required lease term of 12 months, a letter will be sent to the person advising them to fulfill the requirement or face non-renewal of the lease.

Since the option for a cure is by definition, optional. The housing authority will **NOT** exercise this option. Failure to meet the service requirement will serve as reason for non-renewal of the lease. However, removal from the property (unit) must be accomplished in court. If the District Court Judge will not enforce this portion of the law the housing authority will not defy the court.

The Housing Authority will not act as a placement agency or an advocate for any person and will not place volunteers within the agency due to other requirements of the regulation and liability issues.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

X Yes ☐ No: Has the PHA has 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? 07/01/2003

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

X Client referrals
X 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

X *Additionally, there is a housing authority computer in the TANF office that can access our database to insure that the client is reporting the same information to both agencies. There is also a direct computer link between the Commonwealth of Kentucky backbone system where the housing authority can verify employment rate directly with the tax agency*

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)
Masters of Computer Basics	18 per class	First Come First Served	PHA is provider through grant	All who are interested – Commonwealth Funded
Education Awards and Rewards	Varies	All who qualify between 5-12	Mason County Schools	Definitely not a HUD program
Camp Discovery	100 +	All who qualify between 5-12	Eastern Kentucky University and Maysville Initiatives, Inc	All who are interested – Locally funded
Summer Lunch	Over 40,000 meals this summer	Youth and qualifying adults	Beechwood Community Center	All are welcome – Not a HUD program

Camp Discovery

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		

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)

X Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
X Informing residents of new policy on admission and reexamination
☐ Actively notifying residents of new policy at times in addition to admission and reexamination.
X 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)

D. 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
X Other (describe below)
Due to the lack of PHDEP money for Police Protection we have noticed a significant increase in crime on the property. We are now having regular arrests for criminal activity that we did not have when we had police protection. This is another example of how the lack of support from HUD is making life less safe for our residents.

The fact is that we are loosing control of the property and it will not be long before we are back to the days when major criminals will be seeking refuge in the apartments. Thank you so much HUD!

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

X 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
X Police reports
☐ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
X Other Telephone calls from Police Officers telling us who is living in our units and letting us know that they will be coming to make arrests.

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
X Crime Prevention Through Environmental Design
☐ Activities targeted to at-risk youth, adults, or seniors
☐ Volunteer Resident Patrol/Block Watchers Program
X Other Adult Education Activities

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
X Other activities: Since policing is no longer funded through PHDEP, they come when they are called, providing the caller is serious or the crime is serious. What else can they do? There still are only 3 officers per shift. Unless we can pay for additional protection – we are on our own. They say, call the housing office. I love this job but it is not worth dieing for, especially as much as the housing administration is appreciated by HUD!

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

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

☐ 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 2000 in this PHA Plan?
☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: ___)

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14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Housing Authority of Maysville
Resident Advisory Council Resolution 003-99
A Resolution to approve the Family Resident Pet Policy written by the Resident Advisory Council on January 11, 1999 and approved by the Board of Commissioners on January 19, 1999

The following rules have been established to govern the keeping of pets in and on the premises of the Family units. Only one pet per family is allowed.

Definition: Common household pets may defined as small domesticated animals such as dog, cat, bird, fish or turtle. (no other pets will be permitted),

Security Deposit: Family residents hall pay a one time pet deposit of $250.00 for either a cat or a dog. No pet deposit will be required for a bird, fish or turtle. The pet deposit is refundable after the resident disposes of the pet or moves. The Housing Authority of Maysville may use the pet deposit to pay for reasonable expenses directly attributed to the presence of the pet in the unit. The expenses may include but are not limited to the cost of repairs and replacement to the unit and fumigation of the residents dwelling unit. Any remaining balance of the security deposit will be returned to the resident.

Family residents may own one dog or one cat with the consent of the Housing Authority of Maysville and with the understanding that compliance with rules and regulations governing ownership will be expected at all times.

1. Permitted pets are dog and cats that do not exceed twenty (20) pounds adult size. Dogs and cats shall remain inside the residents unit unless they are on a leash and directly controlled by the owner or other adult. Pets can not be tied to trees, bushes or staked in the yard.
2. Dogs are to be licensed annually with the City of Maysville with proof provided to the Housing Authority. The owner will be also required to provide proof of inoculation for both dogs and cats to the Public Housing Manager in accordance with the following schedule.

DOGS

ii. 6-8 weeks of age DHLP/PU temporary (distemper, Hepatitis, Leptospirosis, Parainfluenza and Parrovirus)
iii. 12 weeks of age DHLP/PU
iv. 16 weeks of age – DHLP/PU (booster yearly)
v. 5 ½ to 6 months of age – Rabies (1 yearly)
vi. Heartworm examinations are given each spring
vii. Tested yearly for intestinal parasites

CATS

viii. 6-8 weeks of age – FVRCP (Distemper, Calici Virus, Rhino Trechetis)
ix. 12 weeks of age FVCPC (Booster yearly)
x. 5-6 months of age (FVRCP (Booster yearly)
xi. Tested yearly for intestinal parasites.

1. All pets shall have proper identification (photo id) with proof of the above presented by the owner to the public housing manager for insertion in the resident's file.

2. All Cats and dogs must be spayed or neutered. No vicious or intimidating animals are allowed. Cats must be declawed prior to admission.

3. No pet may be kept in violation of State Humane or Health laws or local ordinances.

4. Residents are responsible for promptly cleaning up pet droppings and proper disposition of same in sanitation container provided by the Housing Authority of Maysville located behind each apartment.

5. Resident is to provide litter box for cat waste which is to be kept in the apartment. Resident is not allowed to let waste accumulate. Residents are responsible for properly disposing of cat waste in sanitation container provided by the Housing Authority of Maysville located behind each apartment.

6. Resident shall take adequate precautions to eliminate any pet odors within or around the apartment and maintain apartment in a sanitary condition at all times.

7. Resident is responsible for all damages including cost of fumigation caused by their pet. The Housing Authority of Maysville may charge the cost of any extra extermination services needed to control fleas, etc to pet owner.

8. The resident shall not alter their apartment or any area of same to create an enclosure for any animal without prior written consent of the Housing Authority of Maysville.

9. Resident shall not permit any disturbance from their pet which would interfere with the peaceful enjoyment of other residents. Disturbances shall include lout barking, howling, biting, scratching or other activity.

10. Resident must identify an alternate custodian for the pet in the event of resident illness or other absence from the unit. The alternate custodian's name, address and phone number must be recorded at the Housing Authority Administration Office and placed in the tenant permanent file.

11. If a pet is left unattended for twenty four (24) hours or more, the Housing Authority of Maysville may enter the apartment and contact the proper authorities for impounding of said pet. The Housing Authority of Maysville accepts no responsibility for the pet under such circumstances.

12. Residents are prohibited from feeding stray animals. The feeding of stray animals hall constitute having a pet without permission of the Housing Authority.

13. Residents who violate these rules are subject to the following penalties.

    a. Being required to get rid of the pet within 7 days of notice by the Housing Authority of Maysville, unless the pet creates an immediate threat to health and safety of the general public, in which case the pet must be removed within 24 hours.
    b. Eviction.

    Residents owning a dog or cat are strongly urged to obtain renter's liability insurance to protect themselves from possible legal litigation.

Housing Authority of Maysville
Resident Advisory Council Resolution 002-99
A Resolution to approve the Senior Resident Pet Policy written by the Resident Advisory Council on January 11, 1999 and approved by the Board of Commissioners on January 19, 1999

The following rules have been established to govern the keeping of pets in and on the premises of the Senior units. Only one pet per senior unit is allowed.

Definition: Common household pets may defined as small domesticated animals such as dog, cat, bird, fish or turtle. (no other pets will be permitted),

Security Deposit: Senior residents hall pay a one time pet deposit of $50.00 for either a cat or a dog. No pet deposit will be required for a bird, fish or turtle. The pet deposit is refundable after the resident disposes of the pet or moves. The Housing Authority of Maysville may use the pet deposit to pay for reasonable expenses directly attributed to the presence of the pet in the unit. The expenses may include but are not limited to the cost of repairs and replacement to the unit and fumigation of the residents dwelling unit. Any remaining balance of the security deposit will be returned to the resident.

Senior residents may own one dog or one cat with the consent of the Housing Authority of Maysville and with the understanding that compliance with rules and regulations governing ownership will be expected at all times.

B. Permitted pets are dog and cats that do not exceed twenty (20) pounds adult size. Dogs and cats shall remain inside the residents unit unless they are on a leash and directly controlled by the owner or other adult. Pets can not be tied to trees, bushes or staked in the yard.

C. Dogs are to be licensed annually with the City of Maysville with proof provided to the Housing Authority. The owner will be also required to provide proof of inoculation for bot dogs and cats to the Public Housing Manager in accordance with the following schedule.

DOGS

i. 6-8 weeks of age DHLP/PU temporary (distemper, Hepatitis, Leptospirosis, Parainfluenza and Parrovirus)
ii. 12 weeks of age DHLP/PU
iii. 16 weeks of age – DHLP/PU (booster yearly)
iv. 5 ½ to 6 months of age – Rabies (1 yearly)
v. Heartworm eraninations are given each spring
vi. Tested yearly for intestinal parasites

CATS

vii. 6-8 weeks of age – FVRCP (Distemper, Calici Virus, Rhino Trechetis)
viii. 12 weeks of age FVCPC (Booster yearly)
ix. 5-6 months of age (FVRCP (Booster yearly)
x. Tested yearly for intestinal parasites.

1. All pets shall have proper identification (photo id) with proof of the above presented by the owner to the public housing manager for insertion in the resident's file.

2. All Cats and dogs must be spayed or neutered. No vicious or intimidating animals are allowed. Cats must be declawed prior to admission.

3. No pet may be kept in violation of State Humane or Health laws or local ordinances.

4. Residents are responsible for promptly cleaning up pet droppings and proper disposition of same in sanitation container provided by the Housing Authority of Maysville located behind each apartment.

5. Resident is to provide litter box for cat waste which is to be kept in the apartment. Resident is not allowed to let waste accumulate. Residents are responsible for properly disposing of cat waste in sanitation container provided by the Housing Authority of Maysville located behind each apartment.

6. Resident shall take adequate precautions to eliminate any pet odors within or around the apartment and maintain apartment in a sanitary condition at all times.

B. Resident is responsible for all damages including cost of fumigation caused by their

pet. The Housing Authority of Maysville may charge the cost of any extra extermination services needed to control fleas, etc to pet owner.

8. The resident shall not alter their apartment or any area of same to careate an enclosure for any animal without prior written consent of the Housing Authority of Maysville.

B. Resident shall not permit any disturbance from their pet which would interfere with the peaceful enjoyment of other residents. Disturbances shall include lout barking, howling, biting, scratching or other activity.

C. Resident must identify an alternate custodian for the pet in the event of resident illness or other absence from the unit. The alternate custodian's name, address and phone number must be recorded at the Housing Authority Administration Office and placed in the tenant permanent file.

11. If a pet is left unattended for twenty-four (24) hours or more, the Housing Authority of Maysville may enter the apartment and contact the proper authorities for impounding of said pet. The Housing Authority of Maysville accepts no responsibility for the pet under such circumstances.

a. Residents are prohibited from feeding stray animals. The feeding of stray animals hall constitute having a pet without permission of the Housing Authority.

a. Residents who violate these rules are subject to the following penalties.

i. Being required to get rid of the pet within 7 days of notice by the Housing Authority of Maysville, unless the pet creates an immediate threat to health and safety of the general public, in which case the pet must be removed within 24 hours.
ii. Eviction.

Residents owning a dog or cat are strongly urged to obtain renter's liability insurance to protect themselves from possible legal litigation.

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. X 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. X Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes X 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 X 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 PHA **MUST** select one)

☐ Attached at Attachment (File name)
☐ Provided below:

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:

☐ Other: (list below)

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

1. X 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: Commonwealth of Kentucky

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)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments:

   YES – The Housing Authority will supply quality, safe, and efficiently run housing within the jurisdiction. We will continue to work with the City of Maysville as it continues to develop its own Consolidated Plan and we will attend meeting of the Commonwealth Consolidated Plan committee for information gathering as it meets in the area.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Let's Do Summer Lunch
30,000 meals in 8 weeks

Attachments

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

Attachment A: KY017a01 Admissions and Continued Occupancy Plan

Attachment B: Brief statement of progress in meeting the five year plan mission and goals.

The mission of the Housing Authority of Maysville is to provide quality housing to eligible people in a professional, fiscally prudent manner and be a positive force in our community by working with others to assist these families with appropriate supportive services.

The Housing Authority of Maysville:

- has continued to practice an aggressive management style by enforcing the lease and the addenda suggested by the Board of Commissioners.
- has continued to screen residents with police records and do our best to insure that applicants who owe money to other housing authorities will be required to pay their debts before they are admitted to our programs.
- has continued to offer NAHRO Award winning programs such as the ones listed in other sections of this plan to uplift and support residents in their
- has continued NAHRO Award winning youth programs to motivate youth to stay off drugs, out of gangs, and continue their education.
- has continued to market our units through the NAHRO Award winning program of television advertising, newspaper articles about programs, outreach to churches, advertisements in the social services offices, and other outreach to the community.

C. Deconcentration and Income Mixing Analysis –

Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? NO

D. Announcement of Membership of the resident Advisory Board

(Has not met in the last 8 months. Ms. Corde will be married to a maintenance person from the housing authority.)

Katrina L. Corde (President)
Tony Moore
Kathaye Craig
Martha Applegate
Dan Stevens
Charles Smith
Judith Barnhart
Ricky Bussell
Lorene Johnson

E. Resident Membership of the PHA Governing Board

Commissioner Dorothy Commodore

F. Definition of Substantial Deviation and Significant Amendment or Modification.

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plan or policies of the Housing Authority of Maysville that fundamentally change the mission, goals or objectives of the agency. Any change is possible as long as it does not fundamentally change the mission of providing quality housing to eligible people in a professional, fiscally prudent manner and be a positive force in our community by working with others to assist these families with appropriate supportive services. Emergencies can be addressed without changing the plan as long as the mission remains intact.

Master of Computer Basics

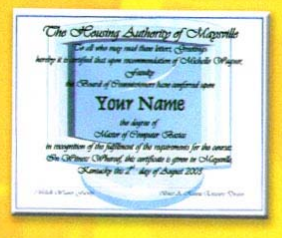
Housing Authority of Maysville Ky.

1. Summary of program:

For many years, we have tried to convince the Maysville Community College that a basic computer class would be successful with the correct format and teacher. While in basic agreement, their system was too inflexible to actually perform the service.
We took over the process, hired the right person, added the keyboarding and operating system component, and produced a highly successful program that is both specific in content and flexible in presentation. At the end, participants receive a Masters of Computer Basics certificate.

2. Problem/Need for the Program:

The Housing Authority of Maysville has been working with the Maysville Community College for years to establish courses on the property that meet the changing needs of residents. The College has been satisfied with offering the same tired courses in the same tired manner with decreasing attendance and enthusiasm from participants. The College paradigm was a semester course in Microsoft Office products taught by a teacher who was not really interested in being there and talked down to the students who were participating. No thought was given to who the students were and what their needs might be: "This is the syllabus and whether your needs are met or not, this is what you will do." Well, that may have worked in the '60s, but it does not work today.



Returning students today demand that they be taught the skills they need to master the subject on a flexible schedule, by a person who is grounded in reality and will work with them as individuals who are making the attempt to have a better life.

When we encountered negative teaching, complaints about a newly renovated computer laboratory, and a continually diminishing class size we decided that the time had come to change our paradigm to one that was directly participant - oriented and recognized that the participant, - not the teacher or the school - , is the most important variable in the construct.

3. Description of the design:

Due to lack of new funding, we had to decide how we were going to use the equipment and software currently available. We surveyed our assets:

- 18 station computer laboratory with internet connection
- Microsoft XP operating system on each station
- In Focus projector attached to teacher machine
- Licenses for Microsoft Office 2000 on each machine

We determined that all of the physical essentials were in place. Turning attention to what was to be taught, we discovered that many of the residents could not participate in the College classes for numerous reasons:

- Fear of the computer
- Inability to type (keyboard)
- Not understanding what a software program actually does
- Time of class offering (time of day)
- Length of the class (semester driven)
- Attitude of the teacher.

These were all issues we felt could be successfully addressed by our new paradigm.

Attachment G
PHA Plan
Capital Fund Tables for 2005 Plan

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

PHA Name: Housing Authority of Maysville	Grant Type and Number Capital Fund Program Grant No: KY36P017501-05 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005

X Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	35,816.00			
3	1408 Management Improvements	60,034.00			
4	1410 Administration	71,308.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	43,500.00			
10	1460 Dwelling Structures	239,900.00			
11	1465.1 Dwelling Equipment—Nonexpendable	24,500.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Housing Authority of Maysville	Capital Fund Program Grant No: KY36P017501-05 Replacement Housing Factor Grant No:	**2005**

X Original Annual Statement ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	**Revised**	**Obligated**	**Expended**
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	475,058.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	20,500.00			
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	20,000.00			
26	Amount of line 21 Related to Energy Conservation Measures	95,000.00			

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

PHA Name: Housing Authority of Maysville		**Grant Type and Number** Capital Fund Program Grant No: KY36P017501-05 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2005**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide								
	Community Liaison	1408	1	26,250.00				
	Modernization Director	1410	1	57,010.00				
	Executive Director	1408	1	2,430.00				
	Finance Officer	1408	1	2,430.00				
	Mod. Staff	1408	1	4,020.00				
	Professional Development	1408	1	11,000.00				
	Computer Software	1408	1	4,292.00				
	Computer Hardware	1410	1	6,024.00				
	Resident Activities	1408	1	5,000.00				
	Security	1408	1	7,000.00				
	Operations	1406	1	10,000.00				

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

PHA Name: Housing Authority of Maysville	**Grant Type and Number** Capital Fund Program No: KY36P017501-05 Replacement Housing Factor No:	**Federal FY of Grant:** **2005**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	6/30/07			12/31/09			
KY017-001	6/30/07			12/31/09			
KY017-002	6/30/07			12/31/09			
KY017-003	6/30/07			12/31/09			
KY017-004	6/30/07			12/31/09			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Housing Authority of Maysville				X Original 5-Year Plan ☐Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2009
HA-Wide	Annual Statement	125,000.00	130,000.00	135,000.00	140,659.00
KY017-001/Great Meadow Homes		115,000.00	102,000.00	123,000.00	122,000.00
KY017-002 Harriet Beecher Stowe		53,000.00	29,500.00	58,000.00	78,500.00
KY017-003 None		18,500.00	66,000.00	49,500.00	41,000.00
KY017-004 Beechwood Manor		97,000.00	115,000.00	110,500.00	80,000.00
CFP Funds Listed for 5-year planning		523,500.00	409,000.00	442,500.00	462,159.00
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name/Number	**Major Work Categories**	Estimated Cost	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	***HA-Wide***	***Salaries***	92,141.00	***HA-Wide***	***Salaries***	96,748.00
An nual		***Office Supplies/ Computer upgrades***	20,859.00		***Office Supplies/ Computer upgrades***	18,252.00
Statement		Professional Development	12,000.00		Professional Development	15,000.00
	Great Meadow Homes KY017-001			Great Meadow Homes KY017-001		
		Replace Widows	55,000.00		Replace Windows	55,000.00
		Replace Sidewalks	15,000.00		Replace Furnaces	35,000.00
		Replace Roofs	25,000.00		Replace Gas Meters	12,000.00
		Landscaping	20,000.00			
	Harriet Beecher Stowe KY017-002			Harriet Beecher Stowe KY017-002	Playground Equipment	14,000.00
		Replace Windows	45,000.00		Replace Sidewalks	15,500.00
		Replace Appliances	8,000.00			
	None / KY017-003			None / KY017-003	Central Air	48,000.00
		Dryer Outlets & Vents	3,500.00		Replace Roofs	18,000.00
		Replace Sidewalks	15,000.00			
				Beechwood Manor KY017-004	Replace Water Lines	22,500.00

	Beechwood Manor KY017-004				Replace Furnaces	65,000.00
		Replace Roofs	45,000.00		Replace Gas Meters	27,500.00
		Playground Equipment	30,000.00			
		Landscaping	22,500.00			
Total CFP Estimated Cost			$409,000.00			$442,500.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : 4 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009		
Development Name/Number	**Major Work Categories**	Estimated Cost	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
HA-Wide	***Salaries***	101,585.00	***HA-Wide***	***Salaries***	106,664.00
	Office Supplies/ Computer upgrades	18,415.00		***Office Supplies/ Computer upgrades***	18,995.00
	Professional Development	15,000.00		Professional Development	15,000.00
Great Meadow Homes KY017-001			Great Meadow Homes KY017-001		
	Replace Windows	55,000.00		Replace Windows	55,000.00
	Replace Sidewalks	32,000.00		Interior Improvements	29,500.00
	Replace Gas Meters	36,000.00		Replace Roofs	37,500.00
Harriet Beecher Stowe KY017-002			Harriet Beecher Stowe KY017-002		
	Replace Roofs	22,000.00		Replace Windows	55,000.00
	Replace Doors	35,000.00		Interior Improvements	23,500.00
None / KY017-003			None / KY017-003		
	Central Air	38,500.00		Central Air	30,000.00
	Replace Gas Meters	11,000.00		Replace Interior Doors	11,000.00

Beechwood Manor KY017-004			Beechwood Manor KY017-004		
	Central Air	75,000.00		Central Air	55,000.00
	Replace Furnaces	35,500.00		Replace Furnaces	25,000.00
Total CFP Estimated Cost		$476,000.00			$462,159.00

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

PHA Name: Housing Authority of Maysville		**Grant Type and Number** Capital Fund Program Grant No: KY36P017501-05 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2005**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Great Meadow Homes KY017-001								
	Replace windows	1460	100	50,000.00				
	Replace Interior Doors	1460	100	48,000.00				
	Replace roofs	1460	4	22,000.00				
	Replace sidewalks	1450	2	25,000.00				
Harriet Beecher Stowe KY017-002								
	Replace Interior Doors	1460	50	28,500.00				
	Replace windows	1460	80	40,000.00				

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

PHA Name: Housing Authority of Maysville		**Grant Type and Number** Capital Fund Program Grant No: KY36P017501-05 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2005**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
None KY017-003								
	Replace roofs	1460	3	12,000.00				
	Interior improvements	1460	25	25,000.00				
Beechwood Manor KY017-004								
	Expand front porches	1460	52	6,000.00				
	Replace Sidewalks	1450	1	18,500.00				
	Replace roofs	1460	2	8,400.00				
	Replace Appliances	1465	65	24,500.00				

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Housing Authority of Maysville	Capital Fund Program Grant No: KY36P017501-03 Replacement Housing Factor Grant No:	**2003**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** X **Revised Annual Statement (revision no:** 1)
☐ **Performance and Evaluation Report for Period Ending:** **X Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	**Revised**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations	10,000.00		10,000.00	10,000.00
3	1408 Management Improvements	58,750.00	68,750.00	68,750.00	68,750.00
4	1410 Administration	66,488.00	81,488.00	81,488.00	81,488.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000.00		5,000.00	5,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	68,011.00	88,073.00	88,073.00	88,073.00
10	1460 Dwelling Structures	106,320.00	146,320.00	146,320.00	146,320.00
11	1465.1 Dwelling Equipment—Nonexpendable	31,500.00		31,500.00	31,500.00
12	1470 Nondwelling Structures	11,000.00		11,000.00	11,000.00
13	1475 Nondwelling Equipment	30,000.00		30,000.00	30,000.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Housing Authority of Maysville	Capital Fund Program Grant No: KY36P017501-03 Replacement Housing Factor Grant No:	**2003**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** X **Revised Annual Statement (revision no:** 1)
☐ **Performance and Evaluation Report for Period Ending:** **X Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	**Revised**	**Obligated**	**Expended**
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	387,069.00		387,069.00	387,069.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	26,000.00		26,000.00	26,000.00
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	18,000.00		18,000.00	18,000.00
26	Amount of line 21 Related to Energy Conservation Measures	74,000.00		74,000.00	74,000.00

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

PHA Name: Housing Authority of Maysville		**Grant Type and Number** Capital Fund Program Grant No: KY36P017501-03 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2003**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide								
	Community Liaison	1408	1	25,000.00		25,000.00	25,000.00	Complete
	Modernization Director	1410	1	54,295.00		54,295.00	54,295.00	Complete
	Executive Director	1408	1	2,315.00		2,315.00	2,315.00	Complete
	Finance Officer	1408	1	2,315.00		2,315.00	2,315.00	Complete
	Mod. Staff	1408	1	3,828.00		3,828.00	3,828.00	Complete
	Professional Development	1408	1	5,000.00	10,000.00	10,000.00	10,000.00	Complete
	Computer Software	1408	1	4,292.00		4,292.00	4,292.00	Complete
	Computer Hardware	1410	1	6,024.00	16,024.00	16,024.00	16,024.00	Complete
	Resident Activities	1408	1	5,000.00		5,000.00	5,000.00	Complete
	Security	1408	1	6,000.00	11,000.00	11,000.00	11,000.00	Complete
	Operations	1406	1	10,000.00		10,000.00	10,000.00	Complete
	Maintenance Equipment	1475	1	31,000.00		31,000.00	31,000.00	Complete
	Community Centers	1470	2	12,250.00		12,250.00	12,250.00	Complete
	Copier	1410	1	8,000.00	13,000.00	13,000.00	13,000.00	Complete
	Appliances	1465	30	11,800.00		11,800.00	11,800.00	Complete
	Furnaces	1465	20	19,700.00		19,700.00	19,700.00	Complete

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

PHA Name: Housing Authority of Maysville		**Grant Type and Number** Capital Fund Program Grant No: KY36P017502-03 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2003**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Great Meadow Homes KY017-001								
	Replace roofs	1460	1	4,500.00		4,500.00	4,500.00	Complete
	Fabricate handrails	1450	2	9,723.00		9,723.00	9,723.00	Complete
	Interior Improvements	1460	74	43,720.00		43,720.00	43,720.00	Complete
Harriet Beecher Stowe KY017-001								
	Remove Concrete Steps	1450	1	12,500.00		12,500.00	12,500.00	Complete
	Repair fencing	1450	2	15,000.00		15,000.00	15,000.00	Complete
	Trim trees off roof line	1450	4	4,500.00		4,500.00	4,500.00	Complete
	Interior Improvements	1460	26	36,000.00		36,000.00	36,000.00	Complete
	Replace gas meters	1450	26	20,500.00		20,500.00	20,500.00	Complete
None KY017-003								
	Interior Improvements	1460	26	20,000.00		20,000.00	29,000.00	Complete
	Replace roofs	1460	3	12,300.00		12,300.00	12,300.00	Complete
	Install fencing	1450	1	11,000.00		11,000.00	11,000.00	Complete
Beechwood Manor KY017-004								
	Replace roofs	1460	2	9,800.00		9,800.00	9,800.00	Complete
	Fabricate handrails	1450	10	6,250.00		6,250.00	6,250.00	Complete
	Replace Gas Valves	1450	12	8,600.00		8,600.00	8,600.00	Complete

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

PHA Name: Housing Authority of Maysville		**Grant Type and Number** Capital Fund Program Grant No: KY36P017502-03 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2003**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name: Housing Authority of Maysville			**Grant Type and Number** Capital Fund Program No: KY36P017501-03 Replacement Housing Factor No:			**Federal FY of Grant: 2003**
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	12/31/05		6/30/04	12/31/07		6/30/04	All work items completed
KY017-001	12/31/05		6/30/04	12/31/07		6/30/04	All work items completed
KY017-002	12/31/05		6/30/04	12/31/07		6/30/04	All work items completed
KY017-003	12/31/05		6/30/04	12/31/07		6/30/04	All work items completed
KY017-004	12/31/05		6/30/04	12/31/07		6/30/04	All work items 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: Housing Authority of Maysville	**Grant Type and Number** Capital Fund Program No: KY36P017501-03 Replacement Housing Factor No:	**Federal FY of Grant:** **2003**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

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

PHA Name: **Housing Authority of Maysville**	**Grant Type and Number** Capital Fund Program Grant No: KY36P017502-03 Replacement Housing Factor Grant No:	**Federal FY of Grant:** **2003**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☐ **Performance and Evaluation Report for Period Ending:** **X Final Performance and Evaluation Report**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Original	**Revised**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations	5,000.00		5,000.00	5,000.00
3	1408 Management Improvements	10,000.00		10,000.00	10,000.00
4	1410 Administration	10,000.00		10,000.00	10,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	20,062.00		20,062.00	20,062.00
10	1460 Dwelling Structures	40,000.00		40,000.00	40,000.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	85,062.00		85,062.00	85,062.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of Maysville		**Grant Type and Number** Capital Fund Program Grant No: KY36P017502-03 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2003**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide								
	Professional Development	1408	1	5,000.00		5,000.00	5,000.00	Complete
	Computer Hardware	1410	1	5,000.00		5,000.00	5,000.00	Complete
	Security	1408	1	5,000.00		5,000.00	5,000.00	Complete
	Copier	1410	1	5,000.00		5,000.00	5,000.00	Complete
	Operations	1406	1	5,000.00		5,000.00	5,000.00	Complete
Great Meadow Homes KY017-001								
	Replace roofs	1460	2	8,500.00		8,500.00	8,500.00	Complete

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

PHA Name: Housing Authority of Maysville	Grant Type and Number: Capital Fund Program Grant No: KY36P017502-03; Replacement Housing Factor Grant No:	Federal FY of Grant: 2003

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
None KY017-003								
	Install Air Conditioning	1460	14	17,500.00		17,500.00	17,500.00	Complete
	Replace roofs	1460	1	4,200.00		4,200.00	4,200.00	Complete
	Install fencing	1450	1	7,000.00		7,000.00	7,000.00	Complete
Beechwood Manor KY017-004								
	Replace roofs	1460	2	9,800.00		9,800.00	9,800.00	Complete
	Fabricate handrails	1450	10	5,250.00		5,250.00	5,250.00	Complete
	Tree Removal	1450	8	7,812.00		7,812.00	7,812.00	Complete

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

PHA Name: Housing Authority of Maysville	Grant Type and Number: Capital Fund Program No: KY36P017502-03; Replacement Housing Factor No:	Federal FY of Grant: 2003

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	12/31/05			12/31/07		04/30/04	All work items completed
KY017-001	12/31/05			12/31/07		04/30/04	All work items completed
KY017-002	12/31/05			12/31/07		04/30/04	All work items completed
KY017-003	12/31/05			12/31/07		04/30/04	All work items completed
KY017-004	12/31/05			12/31/07		04/30/04	All work items completed