PHA Plans

Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226
(exp 05/31/2006)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

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

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan
Agency Identification

PHA Name: Housing Authority of Mt. Sterling **PHA Number: KY020**

PHA Fiscal Year Beginning: (mm/yyyy) 01/2005

PHA Programs Administered:

☐ **Public Housing and Section 8** ☐ **Section 8 Only** ☒ **Public Housing Only**

Number of public housing units: Number of S8 units: Number of public housing units: **225**
Number of S8 units:

☐ **PHA Consortia: (check box if submitting a joint PHA Plan and complete table) N/A**

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

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 and attachments (if any) are available for public inspection at: (select all that apply)

☒ Main administrative office of the PHA
☐ PHA development management offices
☐ PHA local offices
☐ Main administrative office of the local government
☐ Main administrative office of the County government
☐ Main administrative office of the State government
☐ Public library
☐ PHA website
☐ Other (list below)

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

☒ Main business office of the PHA

☐ PHA development management offices
☐ Other (list below)

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

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)

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: **PHA has reduced average monthly vacancy rate by over 10% during past planning period. Management still will work toward maintaining an average occupancy rate of 97% over the next planning period.**
- ☐ Leverage private or other public funds to create additional housing opportunities:
- ☐ Acquire or build units or developments
- ☐ Other (list below)

☒ PHA Goal: Improve the quality of assisted housing
Objectives:
- ☒ Improve public housing management: (PHAS score) **90 Management was able to be designated as a high performer for FY 2002.**
- ☐ Improve voucher management: (SEMAP score)
- ☒ Increase customer satisfaction: **RASS customer satisfaction score for FY 2002**

was increased from prior years.

☐ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

☒ Renovate or modernize public housing units: **PHA management is utilizing the Capital Fund Program to modernize our public housing units. Since the inception of the CFP the PHA has expended nearly $1.3 million in modernization funds and has nearly $700,000 in funds obligated for additional renovations and modernization.**

☐ 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: **PHA has worked in conjunction with local community development and urban renewal agency as well as a local non-profit housing agency to make home ownership opportunities available for low income residents in our community. Four of our public housing residents have applied for low income home ownership loans for the purchase of new homes in the community with one family having closed loan and taken possession of their new home in the summer of 2004.**

☐ 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: **The PHA has utilized funds from the now terminated PHDEP program and from the Capital Fund Program to add security fencing and lighting to our public housing neighborhoods. In addition, management has made public housing unit available to local police officers in exchange for assistance in patrolling neighborhoods and just generally being a**

presence in our neighborhoods. All officers living in public housing can take their cruisers home with them so at any hour of the day or night there are visible signs of a police presence in our developments. This effort has reduced crime levels to nearly zero.

☐ 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

☒ PHAGoal: Promote self -sufficiency and asset development of assisted households

Objectives:

☒ Increase the number and percentage of employed persons in assisted families: **We have seen a sharp increase in the number of public housing residents who are employed on at least a part time basis. This is a combination of an improved economy in our community and the community service requirement which most residents loathe. We have found that many residents wisely chose to seek employment rather than do community service. While we do not have hard numbers of residents who work at any given time we generally see an increase. It is fairly difficult to maintain numbers in this regard since many who work do so only part time and many move in and out of employment rapidly making keeping data very difficult.**

☐ 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: **The management of the PHA adheres to all local, state and Federal laws regarding fair housing.**

☐ 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)

Streamlined Annual PHA Plan
PHA Fiscal Year 2005
[24 CFR Part 903.12(b)]

Table of Contents
Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

☒ 1. Housing Needs – **page 7**
☒ 2. Financial Resources – **page 11**
☒ 3. Policies on Eligibility, Selection and Admissions – **page 12**
☒ 4. Rent Determination Policies – **page 20**
☒ 5. Capital Improvements Needs – **page 23**
☐ 6. Demolition and Disposition
☐ 7. Homeownership
☒ 8. Civil Rights Certifications (included with PHA Certifications of Compliance) **page 26**
☒ 9. Additional Information – **page 26**
   a. PHA Progress on Meeting 5-Year Mission and Goals – **page 26**
   b. Criteria for Substantial Deviations and Significant Amendments **– page 36**
   c. Other Information Requested by HUD – **page 36**
      i. Resident Advisory Board Membership and Consultation Process – **page 36**
      ii. Resident Membership on the PHA Governing Board – **page 37**
      iii. PHA Statement of Consistency with Consolidated Plan – **page 38**
      iv. (Reserved)
☐ 10. Project-Based Voucher Program
☒ 11. Supporting Documents Available for Review – **page 40**
☒ 12. FY 2005 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report – **page 43**
☒ 13. Capital Fund Program 5-Year Action Plan – **page 47**
☐ 14. Other (List below, providing name for each item)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*: *Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*;
Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.
For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:
Form HUD-50070, *Certification for a Drug-Free Workplace*;
Form HUD-50071, *Certification of Payments to Influence Federal Transactions*;

Form SF-LLL & SF-LLLa, *Disclosure of Lobbying Activities.*

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

A. 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 PHA's Waiting Lists			
Waiting list type: (select one) ☐ 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	**20**		**34.53%**
Extremely low income <=30% AMI	**16**	**80%**	
Very low income (>30% but <=50% AMI)	**2**	**10%**	
Low income (>50% but <80% AMI)	**2**	**10%**	
Families with children	**4**	**20%**	
Elderly families	**4**	**20%**	
Families with Disabilities	**0**	**0%**	
Race/ethnicity- **White**	**19**	**95%**	
Race/ethnicity - **Black**	**1**	**5%**	
Race/ethnicity - **Hispanic**	**0**	**0%**	
Race/ethnicity -**Asian**	**0**	**0%**	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	**12**	**60%**	
2 BR	**7**	**35%**	
3 BR	**1**	**5%**	
4 BR	**0**	**0%**	
5 BR	**0**	**0%**	
5+ BR	**0**	**0%**	

Housing Needs of Families on the PHA's Waiting Lists
Is the waiting list closed (select one)? ☒ No ☐ Yes If yes: How long has it been closed (# of months)? N/A 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

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line **Most cost effective and fastest strategy to make more assisted housing unit available.**

☒ Reduce turnover time for vacated public housing units **Most cost effective and fastest strategy to make more assisted housing unit available.**

☒ Reduce time to renovate public housing units **Most cost effective and fastest strategy to make more assisted housing unit available.**

☐ 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

☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing **Currently 80% of applicants on waiting list at or below 30% of median family income. This exceeds HUD federal targeting by 100%.**
☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
☐ Employ admissions preferences aimed at families with economic hardships
☐ Adopt rent policies to support and encourage work
☐ Other: (list below)

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

Strategy 1: Target available assistance to families at or below 50% of AMI
Select all that apply

☐ Employ admissions preferences aimed at families who are working
☒ Adopt rent policies to support and encourage work **Ceiling rent policy encourage families to seek employment but does not punish those who work by keeping dwelling rent at a reasonable level**
☐ Other: (list below)

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. **PHA already has housing designated for the elderly.**
☐ Apply for special-purpose vouchers targeted to the elderly, should they become available
☐ Other: (list below)

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 **PHA already has 10% of all dwelling units as designated for families with disabilities.**

☐ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing

☐ Apply for special-purpose vouchers targeted to families with disabilities, should they become available

☒ Affirmatively market to local non-profit agencies that assist families with disabilities **Local comprehensive care agency coordinates on a regular basis when clients need assisted housing.**

☐ 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 **This is already being carried out by the PHA**

☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

☐ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

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

☐ Other: (list below)

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

(2) Reasons for Selecting Strategies

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

☒ Funding constraints – **All strategies are considered the most cost effective by PHA**

☒ Staffing constraints - **Small staff size creates need to employ only the most cost effective and efficient strategies and those that require minimal staff time.**

☐ Limited availability of sites for assisted housing

☒ Extent to which particular housing needs are met by other organizations in the community – **Other local, regional and state agencies are very active in providing services to public housing residents.**

☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA – **All efforts are in support of the Consolidated Plan.**

☐ Influence of the housing market on PHA programs
☐ Community priorities regarding housing assistance
☐ Results of consultation with local or state government
☐ Results of consultation with residents and the Resident Advisory Board
☐ Results of consultation with advocacy groups
☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.12 (b), 903.7 (c)]

List on the following table 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	**$408,960**	
b) Public Housing Capital Fund	**$385,734**	
c) HOPE VI Revitalization	**$0**	
d) HOPE VI Demolition	**$0**	
e) Annual Contributions for Section 8 Tenant-Based Assistance	**$0**	
f) Resident Opportunity and Self-Sufficiency Grants	**$0**	
g) Community Development Block Grant	**$0**	
h) HOME	**$0**	
Other Federal Grants (list below)	**$0**	
2. Prior Year Federal Grants (unobligated funds only) (list below)	**$0**	
FY 2003 Capital Fund	**$297,502**	
FY 2004 Capital Fund	**$385,734**	
3. Public Housing Dwelling Rental Income	**$383,870**	
4. Other income (list below)		
Interest on General Fund Investment	**$4,800**	
4. Non-federal sources (list below)	**$0**	

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
Total resources	**$1,866,600**	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

A. Public Housing

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

(1) Eligibility

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

☐ When families are within a certain number of being offered a unit: (state number)

☐ When families are within a certain time of being offered a unit: (state time)

☒ Other: (describe) **As soon as possible after receipt of complete application and supporting documentation.**

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

☒ Criminal or Drug-related activity

☒ Rental history

☒ Housekeeping

☐ Other (describe)

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

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

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

(2)Waiting List Organization

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

☒ Community-wide list. **This policy promotes de-concentration.**

☐ Sub-jurisdictional lists
☐ Site-based waiting lists
☐ Other (describe)

b. Where may interested persons apply for admission to public housing?
☒ PHA main administrative office **PHA only has one office location.**
☐ PHA development site management office
☐ Other (list below)

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d. **NO**

Site-Based Waiting Lists NOT APPLICABLE				
Development Information: (Name, number, location)	**Date Initiated**	**Initial mix of Racial, Ethnic or Disability Demographics**	**Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL**	**Percent change between initial and current mix of Racial, Ethnic, or Disability demographics**

2. What is the number of site based waiting list developments to which families may apply at one time? ___

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? ___

4. ☐ Yes ☒ No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

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?0

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 fall to the bottom of or are removed from the waiting list? (select one)
☒ One
☐ Two
☐ Three or More

b. ☒ 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:
☒ 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? **Current waiting list has an 80% level of families that are at or below 30% of the area median family income.**

b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)
☒ Emergencies
☐ Over-housed
☒ Under-housed
☒ Medical justification
☐ Administrative reasons determined by the PHA (e.g., to permit modernization work)
☐ Resident choice: (state circumstances below)

☐ Other: (list below)

c. Preferences

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

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 below)

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

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.

☐ 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 the jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

☒ The PHA-resident lease
☒ The PHA's Admissions and (Continued) Occupancy policy
☒ ~~PHA briefing seminars or~~ written materials
☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

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

(6) Deconcentration and Income Mixing

a. ☐ Yes ☒ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. ☐ Yes ☐ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table: **NOT APPLICABLE**

Deconcentration Policy for Covered Developments			
Development Name	**Number of Units**	**Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]**	**Deconcentration policy (if no explanation) [see step 5 at**

			§903.2(c)(1)(v)]

B. Section 8 – Not Applicable - PHA does not administer 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).

PHA does not Administer Section 8.

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)
☐ Criminal or drug-related activity only to the extent required by law or regulation
☐ Criminal and drug-related activity, more extensively than required by law or regulation
☐ More general screening than criminal and drug-related activity (list factors):
☐ Other (list below)

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

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

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

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
☐ Criminal or drug-related activity
☐ Other (describe below)

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
☐ None
☐ Federal public housing
☐ Federal moderate rehabilitation
☐ Federal project-based certificate program
☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
☐ PHA main administrative office

☐ Other (list below)

(3) Search Time

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

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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.

☐ 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)
☐ The Section 8 Administrative Plan

☐ Briefing sessions and written materials
☐ Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?
☐ Through published notices
☐ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(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 of the following two)

☒ 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))

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

b. Minimum Rent

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

☐ $0
☐ $1-$25
☒ $26-$50

2. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption

policies?

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

c. Rents set at less than 30% of 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
☐ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

☒ For all developments
☐ For all general occupancy developments (not elderly or disabled or elderly only)
☐ For specified general occupancy developments
☐ For certain parts of developments; e.g., the high-rise portion

☐ For certain size units; e.g., larger bedroom sizes
☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

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

f. Rent re-determinations:

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

☐ Never
☐ At family option
☒ Any time the family experiences an income increase
☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
☐ Other (list below)

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

(2) Flat Rents

a. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
☐ The section 8 rent reasonableness study of comparable housing
☒ Survey of rents listed in local newspaper
☒ Survey of similar unassisted units in the neighborhood
☐ Other (list/describe below)

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).**

PHA does not administer Section 8.

(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
☐ Above 100% but at or below 110% of FMR
☐ Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

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

☐ Annually
☐ Other (list below)

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

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

(2) Minimum Rent

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

☐ $0
☐ $1-$25
☐ $26-$50

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

5. Capital Improvement Needs

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

a. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.

b. ☐ Yes ☒ No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: 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.

(1) Hope VI Revitalization

a. ☐ Yes ☒ No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)
Development name:
Development (project) number:
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

c. ☐ Yes ☒ No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:

d. ☐ Yes ☒ No: 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:

e. ☐ Yes ☒ No: 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:

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

a. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI)of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If "No", skip to component 7; if "yes", complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description
1a. Development name: **Not Applicable** 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:

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)] **NOT APPLICABLE**

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

(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, what is the maximum number of participants this fiscal year?___

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:

c. What actions will the PHA undertake to implement the program this year (list)?

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):
a. ☐ Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
b. ☐ Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
c. ☐ Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
d. ☐ Demonstrating that it has other relevant experience (list experience below).

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations*: *Board Resolution to Accompany the Standard Annual,*

Standard Five-Year, and Streamlined Five-Year/Annual Plans, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(*Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 - 2004*.

MISSION STATEMENTS

HOUSING AUTHORITY OF MT. STERLING, KY

1. The mission of Housing Authority of Mt. Sterling is to promote adequate, affordable housing, economic opportunity, and a suitable living environment for the families we serve, without discrimination. **This goal has been met by PHA.**

2. The Housing Authority of Mt. Sterling is committed to providing quality, affordable housing in a safe environment. Through partnerships with our residents and other groups we will provide opportunities for those we serve to become self-sufficient. **This goal has been met by PHA.**

3. The mission of the Housing Authority of Mt. Sterling is to be the community's affordable housing of choice. We provide and maintain safe, quality housing in a cost-effective manner. **This goal has been met by PHA.**

4. The Housing Authority of Mt. Sterling is committed to providing quality, affordable housing and services in an efficient manner. **This goal has been met by PHA.**

5. The mission of the Housing Authority of Mt. Sterling is to serve the citizens of Mt. Sterling by: **This goal has been met by PHA.**

   - Providing affordable housing opportunities in a safe environment.
   - Revitalizing and maintaining neighborhoods.
   - Forming effective partnerships to maximize social and economic opportunities.

   The mission shall be accomplished by a fiscally responsible organization committed to excellence in public service. **This goal has been met by PHA.**

1. Our mission 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. **This goal has been met by PHA.**

1. The mission of the Housing Authority of Mt. Sterling is to assist low-income families with safe, decent, and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. The Housing Authority of Mt. Sterling is committed to operating in an efficient, ethical, and professional manner. The Housing Authority of Mt. Sterling will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission. **This goal has been met by PHA.**

2. The mission of the Housing Authority of Mt. Sterling is to be the leader in making excellent affordable housing available for low and moderate-income persons through effective management and the wise stewardship of public funds. We will also partner with our residents and others to enhance the quality of life in our communities. **This goal has been met by PHA.**

3. The Housing Authority of Mt. Sterling is committed to excellence in offering quality affordable housing options and opportunities for the residents of Mt. Sterling. **This goal has been met by PHA.**

5. The Housing Authority of Mt. Sterling is committed to building better neighborhoods by providing comprehensive housing opportunities for qualified individuals and families through creative and professional service in partnership with the greater community. **This goal has been met by PHA.**

MANAGEMENT ISSUES:

Goals:

1. Manage the Housing Authority of Mt. Sterling's existing public housing program in an efficient and effective manner thereby qualifying as at least a standard performer.

Goal has been met or exceeded.

2. Manage the Housing Authority of Mt. Sterling in a manner that results in full compliance with applicable statutes and regulations as defined by program audit findings.

Goal has been met or exceeded.

Objectives:

1. HUD shall recognize the Housing Authority of Mt. Sterling as a high performer by December 31, 2004. **Objective has been met or exceeded.**

2. The Housing Authority of Mt. Sterling shall make our public housing units more marketable to the community as evidenced by an increase in our waiting list to one that requires a three-month wait for housing by December 31, 2004. **Objective has been met.**

3. By December 31, 2001, the Housing Authority of Mt. Sterling shall have a waiting list of sufficient size so we can fill our public housing units within 21 days of them becoming vacant. **Objective has been met.**

4. The Housing Authority of Mt. Sterling shall increase the percentage of rents collected from 95% to 98% by December 31, 2002. **Objective has not been met but efforts are ongoing to meet this objective.**

5. The Housing Authority of Mt. Sterling shall achieve and sustain an occupancy rate of 97% by December 31, 2004. **Due to a unit turnover rate of 77 units per year for a turnover rate of 34.53% has created a situation whereby at any given time we are under the 97% occupancy rate. Any time we obtain this level it lasts only a short time.**

6. The Housing Authority of Mt. Sterling shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry. **Objective has been met or exceeded. Staff has been employed for an average of over 15 years and receive extensive training is the various aspects of public housing management and operation.**

7. The Housing Authority of Mt. Sterling shall implement its asset management plan no later than December 31, 2002. **Objective has not been met since due to very low priority placed on this activity. Staff will work to implement this activity as staff time and funding permits.**

EXPANSION OF THE STOCK ISSUES

Goals

1. Adapt the Housing Authority of Mt. Sterling's housing stock and program resources to more closely meet the housing needs and markets identified in our needs assessment.

   Goal has been met.

2. Assist our community increase the availability of affordable, suitable housing for families in the very-low income range, cited as a need in our Consolidated Plan.

Goal has been met.

Objectives

1. The Housing Authority of Mt. Sterling shall assist five (5) families move from renting to homeownership by December 31, 2004. **This objective has been met or exceeded. Since 2000 a total of eight (8) former residents have moved from public housing to homeownership.**

2. The Housing Authority of Mt. Sterling shall develop four (4) units of housing for people with special needs by December 31, 2004. **Objective was abandoned due to fiscal restraints and lack of staff capacity.**

3. The Housing Authority of Mt. Sterling shall build or acquire two (2) units for conversion to homeownership by December 31, 2004. **Objective was abandoned due to fiscal restraints and physical limitations of the properties owned by the Housing Authority of Mt. Sterling.**

4. Locate at least two partners, non-profit or for-profit, locally or nationally-based. These partners will work with us on the acquisition, improvement and/or development of additional housing opportunities for this target group. **Objective was abandoned due to fiscal restraints and physical limitations of the properties owned by the Housing Authority of Mt. Sterling.**

MARKETABILITY ISSUES

Goals

1. Enhance the marketability of the Housing Authority of Mt. Sterling's public housing units. **By utilizing our Capital Fund Program funds we have made many improvements in our physical plant to make our units more attractive and therefore more marketable. In addition, the establishment of ceiling rents made our units more attractive to those applicant who work**. **We have met or exceeded this goal.**

2. Make public housing the affordable housing of choice for the very low-income residents of our community. **Primarily the establishment of ceiling rents and the overall reputation of the agency for providing decent, safe and affordable housing has made the Housing Authority of Mt. Sterling the most viable alternative more providing decent, safe and affordable housing for low income citizens in the community. This goal has been met or exceeded by the agency.**

Objectives

1. The Housing Authority of Mt. Sterling shall achieve a level of customer satisfaction that

gives the agency the highest score possible in this element of the Public Housing Assessment System. **This objective has been met or exceeded as evidenced by our most recent scores in the Resident Assessment Subsystem (RASS).**

2. The Housing Authority of Mt. Sterling shall remove all graffiti within 24 hours of discovering it by December 31, 2001. **This objective has been met or exceeded in every case where the graffiti was reported or observed by staff.**

2. The Housing Authority of Mt. Sterling shall achieve proper curb appeal for its public housing developments by improving its landscaping, keeping its grass cut, making the properties litter-free and other actions by December 31, 2001. **This objective has been met with the establishment of a Trash and Litter Policy and Housekeeping Standards which are strictly enforced.**

3. The Housing Authority of Mt. Sterling shall become a more customer-oriented organization. **This objective has been met or exceeded by this agency as can be evidenced through scores received in the Resident Assessment Subsystem.**

SECURITY ISSUES

Goals

1. Provide a safe and secure environment in the Housing Authority of Mt. Sterling's public housing developments. **This goal has been met or exceeded through a combination of activity funded under the HUD Public Housing Drug Elimination Program (PHDEP) and the Capital Fund Program (CFP). Under the PHDEP program we funded five years of foot and bicycle patrolling in our neighborhoods. While this program is no longer funded we have established a reputation as an authority that has zero tolerance for any type of criminal activity. We currently provide housing for police officers at reduced rent in exchange for an ongoing and permanent police presence. This presence is more than worth the time and money since it provides around the clock law enforcement presence. Under the CFP program we have installed security fencing and additional security lighting in all our developments. Finally we have strictly enforced all lease provisions including the use of eviction to remove those who engage in criminal activity n our neighborhoods.**

2. Improve resident and community perception of safety and security in the Housing Authority of Mt. Sterling's public housing developments. **We have met or exceeded this goal as evidenced from the results we received on the Resident survey instrument that is part of the PHDEP program. In every case our residents stated that they feel safe in all of our public housing neighborhoods.**

Objective

1. The Housing Authority shall reduce crime in its developments by 50% by December 31,

2004. **This objective has exceeded this goal for all classifications of crime including drug related criminal activity.**

2. The Housing Authority shall reduce crime in its developments so that the crime rate is less than their surrounding neighborhood by December 31, 2004. **This objective has been exceeded and documented by local law enforcement. They state that police response has dropped dramatically in public housing developments over the past five (5) years. Calls for serious criminal activity has dropped to nearly zero with the majority of calls for police response being for domestic disturbances and domestic violence.**

3. The Housing Authority shall refine the memorandum of understanding between the jurisdiction's police force and this agency. The purpose of this is to better define the "edge problem" of crime that occurs near our developments and develop strategies for identifying and reducing this problem**. This objective has been met through entering into an agreement with local law enforcement which outlines efforts by both the police department and the PHA in reducing crime in our developments.**

4. The Housing Authority shall reduce its evictions due to violations of criminal laws by 25% by December 31, 2004, through aggressive screening procedures**. Evictions for criminal activity while still a viable tool for removing violators has seen a considerable reduction in numbers since 2000.**

4. The Housing Authority shall attract 15 police officers to live in its developments by December 31, 2004. **At this time we have a total of 14 police officers living in public housing neighborhoods. We have achieved 93.3% of this objective.**

MAINTENANCE ISSUES

Goals

1. Maintain the Housing Authority of Mt. Sterling's real estate in a decent, safe and sanitary condition. **The Housing Authority has exceeded this goal through an intensive and comprehensive maintenance program and though the wise use of the Capital Fund Program. In spite the age of many of our units (some nearly 50 years old) we are maintaining all units in a decent safe and sanitary condition.**

2. Deliver timely and high quality maintenance service to the residents of the Housing Authority of Mt. Sterling**. The Housing Authority of Mt. Sterling has met this goal in that all emergency work orders are responded to and completed in less than 1 hour while routine work orders are all completed in under 2 calendar days.**

Objectives

1. The Housing Authority of Mt. Sterling shall have all of its units in compliance with the Housing Code by December 31, 2004**. The Housing Authority has met this objective as evidence through the annual unit inspection process.**

2. The Housing Authority of Mt. Sterling shall revise and update it's Preventative Maintenance plan by December 31, 2000. **The Preventive Maintenance Plan is reviewed annually and updated/revised as required. This is done annually in September.**

3. The Housing Authority of Mt. Sterling shall create an appealing, up-to-date environment in its developments by December 31, 2004. **This objective has been met and is an ongoing process through routine and preventive maintenance as well as through capital improvements funded under the Capital Fund Program.**

4 The Housing Authority of Mt. Sterling shall achieve and maintain an average response time of one (1) hour in responding to emergency work orders by December 31, 2000. **This objective has been met as documented in emergency work order reports.**

5. The Housing Authority of Mt. Sterling shall achieve and maintain an average response time of two (2) days in responding to routine work orders by December 31, 2000. **This objective has been met as documented in emergency work order reports.**

EQUAL OPPORTUNITY ISSUES

Goals

1. Use the resident-based assistance program to expand housing opportunities beyond areas of traditional low-income and minority concentration. **There are no low-income and/or minority concentrations of residents in our public housing developments. The Housing Authority has met this goal.**

2. Operate the Housing Authority of Mt. Sterling in full compliance with all Equal Opportunity laws and regulations. **The Housing Authority has met this goal and is required by law to do so. This is reflected in all plans and policies of the Housing Authority of Mt. Sterling.**

3. The Housing Authority of Mt. Sterling shall ensure equal treatment of all applicants, residents, employees, and vendors. **The Housing Authority has met this goal and is required by law to do so. This is reflected in all plans and policies of the Housing Authority of Mt. Sterling.**

Objectives

1. The Housing Authority of Mt. Sterling shall mix its public housing development populations as much as possible ethnically, racially, and income wise as much as possible. **This has always been the policy of the Housing Authority of Mt. Sterling and continues to be accomplished through the policies of the Authority. This objective has been met by the Housing Authority.**

2. The Housing Authority of Mt. Sterling shall achieve its Section 3 goals that it establishes annually. **This objective has not been met on a regular basis but our efforts will continue to achieve this objective.**

FISCAL RESPONSIBILITY ISSUES

Goals

1. Ensure full compliance with all applicable standards and regulations including government generally accepted accounting practices. **The Housing Authority has met all applicable standards and regulations as evidence in the results of our annual agency financial audit.**

2. Reduce dependency on federal funding. **We continue to work to reduce the amount of federal funding we receive. An example is when we lost the PHDEP program we continued maintaining a community policing presence through the provision of dwelling units for police officers at a reduced rent in exchange for their assistance in reducing or eliminating crime in our neighborhoods.**

Objectives

1. The Housing Authority of Mt. Sterling shall operate so that income exceeds expenses every year. **The Housing Authority of Mt. Sterling has met this objective when taking into consideration that income also includes HUD subsidy.**

2. The Housing Authority of Mt. Sterling shall implement an effective anti-fraud program by December 31, 2000. **The Housing Authority of Mt. Sterling has met this objective though the adoption of an effective Anti-Fraud Policy that is strictly enforced by the management of the Housing Authority of Mt. Sterling.**

3. The Housing Authority of Mt. Sterling shall maintain its operating reserves of at least $250,000.00 between now and December 31, 2004. **The Housing Authority of Mt. Sterling has exceeded this objective by a considerable amount. The operating reserve account balance at the end of FY 2003 was over $700,000.**

4. The Housing Authority of Mt. Sterling shall maintain its current level of operating costs for three (3) years despite inflation. **The Housing Authority of Mt. Sterling has exceeded this objective in that the increase in operating expense has increased at a**

rate less that the inflation rate for that same three year period. From 2001 through 2003 the total operating expense increased only 1.78% which is below the inflation factor for the same time period. Considering the large increase in utility costs during this time a 1.78% increase in operating expenses over a 3 year period is a major accomplishment for the management of this authority.

5. The Housing Authority of Mt. Sterling will reduce its dependence on HUD by raising $20,000.00 from non-HUD sources by December 31, 2004. . **The Housing Authority of Mt. Sterling has exceeded this objective by a considerable amount. During the planning period the Housing Authority of Mt. Sterling was able to raise a total of $65,241.00 from non-HUD sources.**

6. The Housing Authority of Mt. Sterling shall raise funds from two (2) non-HUD sources by December 31, 2004. **The Housing Authority of Mt. Sterling has met this objective in earning other income from two (2) non-HUD sources.**

PUBLIC IMAGE ISSUES

Goals

1. Enhance the image of public housing in our community. **The Housing Authority of Mt. Sterling has done a great deal in this regard. Besides the physical improvements to increase marketability and the efforts to reduce criminal activity the management of the Housing Authority of Mt. Sterling has increased involvement in community programs to make a presence as a viable and integral part of the community. The Housing Authority of Mt. Sterling is involved on some level in the following endeavors: D.A.R.E.; Youth Sports Programs ; Kentucky Special Olympics; Mary Chiles Hospital Foundation; Project Graduation Drug and Alcohol Free After Prom Program; Montgomery County Council for the Arts; Montgomery County Educational Foundation; American Red Cross; Presbyterian Post Free Clinic; GED on TV program; Kentucky Association of Retarded Citizens (ARC); Montgomery County Habitat for Humanity; Montgomery County Sheriff's Department Drug Dog Program; Montgomery County E.Y.E.S. Youth Summit; American Muscular Dystrophy Association.**

Objectives

1. The Housing Authority shall ensure that there are at least two (2) positive stories a year in the local media about the Housing Authority of Mt. Sterling or one of its residents. **The Housing Authority of Mt. Sterling has met this objective.**

2. The Housing Authority of Mt. Sterling shall implement an outreach program to inform the community of what good managers of the public's dollars the Housing Authority is by December 31, 2001. **The Housing Authority of Mt. Sterling has not met this**

objective.

SUPPORTIVE SERVICE ISSUES

Goals

1. Improve access of public housing residents to services that support economic opportunity and quality of life. **The Housing Authority of Mt. Sterling has met this goal.**

2. Improve economic opportunity (self-sufficiency) for the families and individuals who reside in our housing. **The Housing Authority of Mt. Sterling has met this goal.**

Objectives

1. The Housing Authority of Mt. Sterling will implement one (1) new partnerships in order to enhance services to our residents by December 31, 2004. **The Housing Authority of Mt. Sterling is involved on some level in the following endeavors: D.A.R.E.; Youth Sports Programs ; Kentucky Special Olympics; Mary Chiles Hospital Foundation; Project Graduation Drug and Alcohol Free After Prom Program; Montgomery County Council for the Arts; Montgomery County Educational Foundation; American Red Cross; Presbyterian Post Free Clinic; GED on TV program; Kentucky Association of Retarded Citizens (ARC); Montgomery County Habitat for Humanity; Montgomery County Sheriff's Department Drug Dog Program; Montgomery County E.Y.E.S. Youth Summit; American Muscular Dystrophy Association. In addition the Housing Authority has worked with the local Community Development Agency to make available home ownership opportunities through the various low income housing programs available.**

2. All Housing Authority of Mt. Sterling residents will get off TANF in their allotted time period without a penalty. **This objective has been met.**

3. The Housing Authority of Mt. Sterling shall ensure that at least one (1) supportive service opportunity is present for every public housing resident by December 31, 2004. **This objective has been met.**

4. The Housing Authority of Mt. Sterling shall have effective, fully functioning resident organization by December 31, 2002. **This objective has been met though we continue to have great difficulty in getting residents to serve.**

5. The Housing Authority of Mt. Sterling shall assist 10 families voluntarily move from assisted to unassisted housing by December 31, 2004. **This objective has been met and exceeded with a total of 19 families moving from assisted to unassisted housing.**

5. The Housing Authority of Mt. Sterling, working with its partners, shall ensure that 50% of its TANF residents are working or engaged in job training by December 31, 2001. **This objective has been met.**

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

a. Substantial Deviation from the 5-Year Plan

No substantial deviation .

b. Significant Amendment or Modification to the Annual Plan

No significant amendment or modification to PHA Annual Plan.

Definition of Significant Amendment or Modification: The Housing Authority of Mt. Sterling has determined that significant amendment or modification includes the following:

a. The addition of any non-emergency work item(s) that are not currently included in the current Annual Statement or in the Five-Year Plan of the Authority;

b. Any change in the use of replacement funds under the Capital Fund;

c. Any change with regard to demolition or disposition, unit designation, homeownership program, or conversion activities.

Exceptions to this definition will be made for any of the above that are adopted to reflect changes in HUD requirements.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

Resident comments received include the following requests:

1. **Provide picnic table and grill for the elderly section of KY020-003**

2. **Remove large overhanging trees in the elderly section of KY020-003**

3. **Replace 20 year old appliances in KY020-005**

4. **Replace 30 years old sliding patio doors in elderly section of KY020-004**

b. 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) **Included projects in CFP for FY 2004**

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

☒ Yes ☐ No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: **Ms. Lurie Wills**

Method of Selection:

☒ Appointment
The term of appointment is (include the date term expires): April 1, 2008

☐ Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process – NOT APPLICABLE

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)

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)

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)

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

☐ The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
☐ The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
☐ Other (explain):

Date of next term expiration of a governing board member:

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

(3) PHA Statement of Consistency with the Consolidated Plan
[24 CFR Part 903.15]
For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

Consolidated Plan jurisdiction: (Commonwealth of Kentucky)

a. 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 on its waiting list 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)

a. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

HOUSING STRATEGIC PLAN:

Goals and Objectives

The overall goal of the housing portion of the strategic plan is to provide decent, safe and sanitary housing by maintaining and increasing affordable housing opportunities for lower income Kentuckians. This goal can be accomplished through the following objectives:

1. **To increase and preserve the supply of safe, decent, sanitary and affordable rental housing for low-income families through new construction and/or acquisition, rehabilitation and tenant-based rental assistance.**

2. **To expand homeownership opportunities and promote self-sufficiency for low income families through financial assistance, home ownership counseling and other related educational opportunities.**

3. **To promote housing opportunities for persons with special housing needs by increasing awareness and providing technical assistance to housing service providers.**

4. **To encourage and strengthen partnerships among local governments, public agencies, for-profit and non-profit organizations through enhanced coordination for the effective and efficient use of affordable housing resources.**

(4) (Reserved)

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

10. Project-Based Voucher Program

a. ☐ Yes ☒ No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.

b. ☐ Yes ☒ No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:
☐ Low utilization rate for vouchers due to lack of suitable rental units
☐ Access to neighborhoods outside of high poverty areas
☐ Other (describe below:)

c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts): **Not Applicable**

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Related Plan Component**
X	*PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*.	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. ☒ Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. ☒ Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. ☐ Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies.	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Related Plan Component**
	☐ Check here if included in Section 8 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
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
N/A	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any policies governing any Section 8 special housing types ☐ check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
N/A	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures ☐ Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
N/A	Section 8 informal review and hearing procedures. ☐ Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
N/A	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section _____of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs ☒ Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public	Annual Plan: Community

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Related Plan Component**
X	housing.	Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). ☐ Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
N/A	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
N/A	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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 Mt. Sterling	Capital Fund Program Grant No: **KY36P020550105** Replacement Housing Factor Grant No:	**2005**

☒ **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	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	**$31,425.00**			
3	1408 Management Improvements				
4	1410 Administration	**$2,000.00**			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	**$31,425.00**			
8	1440 Site Acquisition				
9	1450 Site Improvement	**$54,800.00**			
10	1460 Dwelling Structures	**$287,350.00**			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	**$32,000.00**			
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				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	**$439,000**			
22	Amount of line 21 Related to LBP Activities	**$0.00**			
23	Amount of line 21 Related to Section 504 compliance	**$0.00**			
24	Amount of line 21 Related to Security – Soft Costs	**$0.00**			
25	Amount of Line 21 Related to Security – Hard Costs	**$0.00**			
26	Amount of line 21 Related to Energy Conservation Measures	**$137,350.00**			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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 Mt. Sterling**		**Grant Type and Number** Capital Fund Program Grant No: **KY36P02050105** 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	**Operations**	**1406**		**$31,425**				
HA-Wide	**Administration**	**1410**		**$2,000**				
HA-Wide	**Fees and Costs**	**1430**		**$31,425**				
KY20-1	**Outside storage**	**1460**	**60**	**$150,000**				
KY20-2	**Exterior renovation, new flooring, central AC**	**1460**	**18**	**$105,850**				
KY20-3	**Site work, concrete repair**	**1450**	**12**	**$54,800**				
KY20-5	**Trash compactor**	**1475**	**1**	**$32,000**				
KY20-8	**Windows, doors, retaining wall, central AC**	**1460**	**6**	**$31,500**				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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 Mt. Sterling**		**Grant Type and Number** Capital Fund Program Grant No: **KY36P02050105** 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	

13. Capital Fund Program Five-Year Action Plan

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 Mt. Sterling**	**Grant Type and Number** Capital Fund Program No: **KY36P02050105** 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	**06/30/05**			**03/31/06**			
HA-Wide	**06/30/05**			**03/31/06**			
HA-Wide	**06/30/05**			**03/31/06**			
KY20-1	**06/30/05**			**12/31/06**			
KY20-2	**06/30/05**			**12/31/06**			
KY20-3	**06/30/05**			**12/31/06**			
KY20-5	**06/30/05**			**12/31/06**			
KY20-8	**06/30/05**			**12/31/06**			

13. Capital Fund Program Five-Year Action Plan

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 Mt. Sterling	Capital Fund Program Grant No: **KY36P0205501-03** Replacement Housing Factor Grant No:	**2003**

☐ **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	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	**$31,428.00**	**$31,428.00**	**$31,428.00**	**$31,428.00**
3	1408 Management Improvements				
4	1410 Administration	**$2,000.00**	**$2,000.00**	**$2,000.00**	**$676.96**
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	**$31,428.00**	**$31,428.00**	**$28,275.00**	**$4,360.00**
8	1440 Site Acquisition				
9	1450 Site Improvement	**$0.00**	**$68,250.00**	**$0.00**	**$0.00**
10	1460 Dwelling Structures	**$249,430.00**	**$29,500.00**	**$0.00**	**$0.00**
11	1465.1 Dwelling Equipment—Nonexpendable		**$4,769.00**	**$0.00**	**$0.00**
12	1470 Nondwelling Structures	**$0.00**	**$125,000.00**	**$0.00**	**$0.00**
13	1475 Nondwelling Equipment	**$0.00**	**$21,911.00**	**$21,911.00**	**$21,911.00**
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				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	**$314,286.00**	**$314,286.00**	**$83,614.00**	**$58,375.96**
22	Amount of line 21 Related to LBP Activities	**$0.00**	**$0.00**	**$0.00**	**$0.00**
23	Amount of line 21 Related to Section 504 compliance	**$0.00**	**$0.00**	**$0.00**	**$0.00**
24	Amount of line 21 Related to Security – Soft Costs	**$0.00**	**$0.00**	**$0.00**	**$0.00**

13. Capital Fund Program Five-Year Action Plan

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 Mt. Sterling	Capital Fund Program Grant No: **KY36P0205501-03** Replacement Housing Factor Grant No:	**2003**

☐ **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	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
25	Amount of Line 21 Related to Security – Hard Costs	**$0.00**		**$0.00**	**$0.00**
26	Amount of line 21 Related to Energy Conservation Measures	**$0.00**		**$0.00**	**$0.00**

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 Mt. Sterling**	Grant Type and Number Capital Fund Program Grant No: **KY36P020501-03** 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	**Operations**	**1406**		**$31,428**		**$31,428.00**	**$31,428.00**	**Complete**
HA-Wide	**Administration**	**1410**		**$2,000**		**$2,000.00**	**$676.96**	**Ongoing**
HA-Wide	**Fees and Costs**	**1430**		**$31,428**		**$28,275.00**	**$4,360.00**	**Ongoing**
HA-Wide	**Non-dwelling equipment-mowers**	**1475**		**$21,911**		**$21,911.00**	**$21,911.00**	**Complete**
KY20-1	**Security lighting – maint. bldg**	**1450**	**1 EA**		**$1,000**	**$0.00**	**$0.00**	**pending**

13. Capital Fund Program Five-Year Action Plan

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 Mt. Sterling**		**Grant Type and Number** Capital Fund Program Grant No: **KY36P020501-03** 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	
KY20-1	**Project signage**	**1450**	**1 EA**		**$2,000**	**$0.00**	**$0.00**	**pending**
KY20-2	**Security fencing**	**1450**	**150 LF**		**$5,250**	**$0.00**	**$0.00**	**pending**
KY20-2	**Project signage**	**1450**	**1 EA**		**$2,000**	**$0.00**	**$0.00**	**pending**
KY20-3	**Concrete replacement**	**1460**	**12 units**		**$20,000**	**$0.00**	**$0.00**	**pending**
KY20-3	**Maintenance building**	**1470**	**1 LS**		**$125,000**	**$0.00**	**$0.00**	**pending**
KY20-3	**Tree removal/replanting**	**1450**	**1 LS**		**$27,500**	**$0.00**	**$0.00**	**pending**
KY20-4	**Project signage**	**1450**	**1 EA**		**$2,000**	**$0.00**	**$0.00**	**Pending**
KY20-4	**Site recreation equipment**	**1450**	**1 LS**		**$3,500**	**$0.00**	**$0.00**	**Pending**
KY20-4	**Paving/stripping parking lot**	**1450**	**1 LS**		**$25,000**	**$0.00**	**$0.00**	**Pending**
KY20-5	**New hall flooring**	**1460**	**1 LS**		**$9,500**	**$0.00**	**$0.00**	**Pending**
HA-Wide	**Replacement refrigerators**	**1465**	**12 EA**		**$4,769**			

13. Capital Fund Program Five-Year Action Plan

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 Mt. Sterling**	**Grant Type and Number** Capital Fund Program No: **KY36P02050103** 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	**09/30/04**	**12/31/04**		**06/30/05**			**Timing of approval of funding**
HA-Wide	**09/30/04**	**12/31/04**		**06/30/05**			**Timing of approval of funding**
HA-Wide	**09/30/04**	**12/31/04**		**06/30/05**			**Timing of approval of funding**
HA-Wide	**09/30/04**	**12/31/04**		**06/30/05**			**Timing of approval of funding**
KY20-1	**12/31/04**	**03/31/05**		**06/30/05**			**Timing of approval of funding**
KY20-1	**12/31/04**	**03/31/05**		**06/30/05**			**Timing of approval of funding**
KY20-2	**12/31/04**	**03/31/05**		**06/30/05**			**Timing of approval of funding**
KY20-2	**12/31/04**	**03/31/05**		**06/30/05**			**Timing of approval of funding**
KY20-3	**12/31/04**	**03/31/05**		**06/30/05**			**Timing of approval of funding**
KY20-3	**12/31/04**	**03/31/05**		**06/30/05**			**Timing of approval of funding**
KY20-3	**12/31/04**	**03/31/05**		**06/30/05**			**Timing of approval of funding**
KY20-4	**12/31/04**	**03/31/05**		**06/30/05**			**Timing of approval of funding**
KY20-4	**12/31/04**	**03/31/05**		**06/30/05**			**Timing of approval of funding**
KY20-4	**12/31/04**	**03/31/05**		**06/30/05**			**Timing of approval of funding**
KY20-5	**12/31/04**	**03/31/05**		**06/30/05**			**Timing of approval of funding**
HA-Wide	**12/31/04**	**03/31/05**		**06/30/05**			**Timing of approval of funding**

13. Capital Fund Program Five-Year Action Plan

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 Mt. Sterling	Capital Fund Program Grant No: **KY36P020502-03** Replacement Housing Factor Grant No:	**2003**

☐ **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	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	**$56,250.00**		**$0.00**	**$0.00**
11	1465.1 Dwelling Equipment—Nonexpendable	**$10,130.00**		**$0.00**	**$0.00**
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				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	**$66,380.00**		**$0.00**	
22	Amount of line 21 Related to LBP Activities	**$0.00**			
23	Amount of line 21 Related to Section 504 compliance	**$0.00**			

13. Capital Fund Program Five-Year Action Plan

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 Mt. Sterling	Capital Fund Program Grant No: **KY36P020502-03** Replacement Housing Factor Grant No:	**2003**

☐ **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	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs	**$0.00**			
25	Amount of Line 21 Related to Security – Hard Costs	**$0.00**			
26	Amount of line 21 Related to Energy Conservation Measures	**$66,380.00**		**$0.00**	**$0.00**

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 Mt. Sterling**	Grant Type and Number Capital Fund Program Grant No: **KY36P020502-03** 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	
KY20-4	**Replace Sliding Patio Doors**	**1460**	**30**	**$56,250**		**$0.00**	**$0.00**	**Planning**
KY20-5	**New ranges**	**1465**	**40**	**$10,130**		**$0.00**	**$0.00**	**Planning**

13. Capital Fund Program Five-Year Action Plan

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 Mt. Sterling**		**Grant Type and Number** Capital Fund Program Grant No: **KY36P020502-03** 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 Mt. Sterling**			**Grant Type and Number** Capital Fund Program No: **KY36P020502-03** 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	
KY20-4	**09/30/04**	**12/31/04**		**12/31/04**	**03/31/05**		**Timing of approval of funding**
KY20-8	**09/30/04**	**12/31/04**		**12/31/04**	**03/31/05**		**Timing of approval of funding**

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan **Part I: Summary**					
PHA Name **Housing Authority of Mt. Sterling**				☒**Original 5-Year Plan** ☐**Revision No:**	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: **KY36P02050106** PHA FY: **2006**	Work Statement for Year 3 FFY Grant:**KY36P02050107** PHA FY: **2007**	Work Statement for Year 4 FFY Grant:**KY36P02050108** PHA FY: **2008**	Work Statement for Year 5 FFY Grant: **KY36P02050109** PHA FY: **2009**
	Annual Statement				
HA-Wide		**1406-Operations - $31,425**	**1406-Operations - $31,425**	**1406-Operations - $31,425**	**1406-Operations - $31,425**
HA-Wide		**1410 – Administration - $2,000**	**1410 – Administration - $2,000**	**1410 – Administration - $2,000**	**1410 – Administration - $2,000**
HA-Wide		**1430 – Fees & Costs - $31,425**	**1430 – Fees & Costs - $31,425**	**1430 – Fees & Costs - $31,425**	**1430 – Fees & Costs - $31,425**
KY20-1		**1450-concrete repair - $60,000**		**1460 – replace all interior main drain lines, stabilize util. rm. slabs - $175,000**	**1460 – new flooring - $175,000**
KY20-2				**1450 – concrete repair, paving parking area - $20,000**	**1460 – central AC - $27,000**
KY20-3		**1460 – central AC elderly/HC units - $50,000**	**1460 – central AC family units - $105,000**		**1450 – Stabilize bldg. settlement - $168,000**
KY20-4		**1460 – central AC elderly/HC units - $75,000**	**1460 – central AC family units - $85,000**		

13. Capital Fund Program Five-Year Action Plan

KY20-5			**1460 – major bldg. repair, foundation repair, kitchens, bathrooms - $150,000**	**1460 – continuation of prior year's work - $125,000**	
KY20-8		**1460 – bathroom, kitchens, siding, roofs - $60,000**			
HA-Wide		**1470 – new maintenance/storage facility - $100,000**			
CFP Funds Listed for 5-year planning		**$409,850.00**	**$404,850.00**	**$384,850.00**	**$434,850.00**
Replacement Housing Factor Funds		**$0.00**	**$0.00**	**$0.00**	**$0.00**

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : **Two (2)** FFY Grant: **KY36P020550106** PHA FY: **2006**			Activities for Year: **Three (3)** FFY Grant: **KY36P02050107** PHA FY: **2007**		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	**HA-Wide**	**Operations –1406**	**$31,425.00**	**HA-Wide**	**Operations –1406**	**$31,425.00**
Annual	**HA-Wide**	**Administration -1410**	**$2,000.00**	**HA-Wide**	**Administration -1410**	**$2,000.00**
Statement	**HA-Wide**	**Fees & Costs – 1430**	**$31,425.00**	**HA-Wide**	**Fees & Costs – 1430**	**$31,425.00**
	KY20-1	**1450- concrete repair**	**$60,000.00**			
	KY20-2					
	KY20-3	**1460 – central AC in elderly/HC units**	**$50,000.00**	**KY20-3**	**1460 – central AC in family units**	**$105,000.00**
	KY20-4	**1460 – central AC in elderly/HC units**	**$75,000.00**	**KY20-4**	**1460 – central AC in family units**	**$85,000.00**
	KY20-5			**KY20-5**	**1460 – major bldg. repair, foundation repair, kitchens, bathrooms,**	**$150,000.00**
	KY20-8	**1460 – bathrooms, kitchens, siding, roofs**	**$60,000.00**	**KY20-8**		
	HA-Wide	**1470- new maintenance/storage facility**	**$100,000.00**			

13. Capital Fund Program Five-Year Action Plan

Total CFP Estimated Cost			**$409,850.00**			**$404,850.00**

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year : **four (4)** FFY Grant: **KYP02050108** PHA FY: **2008**			Activities for Year: **five (5)** FFY Grant: **KYP02050109** PHA FY: **2009**		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
HA-Wide	**Operations –1406**	**$31,425.00**	**HA-Wide**	**Operations –1406**	**$31,425.00**
HA-Wide	**Administration -1410**	**$2,000.00**	**HA-Wide**	**Administration -1410**	**$2,000.00**
HA-Wide	**Fees & Costs – 1430**	**$31,425.00**	**HA-Wide**	**Fees & Costs – 1430**	**$31,425.00**
KY20-1	**1460 – replace all interior main drain lines, stabilize util. room slabs**	**$175,000.00**	**KY20-1**	**1460 – new tile flooring**	**$175,000.00**
KY20-2	**1450 – concrete repair, paving of parking areas**	**$20,000.00**	**KY20-2**	**1460 – central AC**	**$27,000.00**
KY20-3			**KY20-3**	**1450 – stabilize bldg. settlement**	**$168,000.00**
KY20-4			**KY20-4**		
KY20-5	**1460 – continuation of prior year's work**	**$125,000.00**	**KY20-5**		
KY20-8			**KY20-8**		

13. Capital Fund Program Five-Year Action Plan

Total CFP Estimated Cost		**$384.850.00**			**$434,850.00**