

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

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# PHA Plans

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

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

**PHA Plan  
Agency Identification**

**PHA Name:** Housing Authority of Hazard

**PHA Number:** KY024

**PHA Fiscal Year Beginning:** (10/2005)

**Public Access to Information**

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

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

**Display Locations For PHA Plans and Supporting Documents**

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

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

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

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

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 - 2009**  
[24 CFR Part 903.5]

**A. Mission**

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

- X      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.**

- X      PHA Goal: Expand the supply of assisted housing  
Objectives:  
      Apply for additional rental vouchers:  
X      Reduce public housing vacancies:  
      Leverage private or other public funds to create additional housing opportunities:  
      Acquire or build units or developments  
X      Other (list below)  
Move eligible residents to home ownership by working with Hazard Perry County Housing Development Alliance, Inc.
- X      PHA Goal: Improve the quality of assisted housing  
Objectives:  
X      Improve public housing management: (PHAS score) By at least 4 points/year.  
      Improve voucher management: (SEMAP score)  
X      Increase customer satisfaction:  
      Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

- X Renovate or modernize public housing units: Utilize our force account modernization labor to continue renovating public housing units.
  - Demolish or dispose of obsolete public housing:
  - Provide replacement public housing:
  - Provide replacement vouchers:
  - Other: (list below)
- X PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling:
  - Conduct outreach efforts to potential voucher landlords
  - Increase voucher payment standards
  - X Implement voucher homeownership program: By working with the Hazard Perry County Housing Development Alliance, Inc.
  - Implement public housing or other homeownership programs:
  - Implement public housing site-based waiting lists:
  - Convert public housing to vouchers:
  - X Other: (list below)
- Working with local organizations and making referrals to other potentially available housing when public housing is not available, accepting referrals from other agencies for available public housing units.

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

- X PHA Goal: Provide an improved living environment
- Objectives:
- X Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
  - X Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - X Implement public housing security improvements: By working closely with the Hazard Police Department and the Housing Authority's Resident Advisory Board.
  - 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**

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

- X Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- X Provide or attract supportive services to increase independence for the elderly or families with disabilities. By working with the Hazard Nursing Home and Horizon Adult Daycare to conduct health fairs in our facilities.
- Other: (list below)

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

- X PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
- X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- X 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:
- X 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)**

**Annual PHA Plan**  
**PHA Fiscal Year 2005**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

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

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

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

**The Housing Authority of Hazard is dedicated to the reestablishment of public trust in this agency. We are regaining the trust by instating new management practices, as well as, providing increased levels of services to our residents. One of these practices is an aggressive modernization program utilizing Force Account Labor as a money saving device while maintaining high quality standards of work.**

**The Housing Authority of Hazard's Administrative team has streamlined the leasing process by finally getting all the glitches out of our computer software, enabling us to effectively house applicants and transmit required reports to HUD in a highly efficient manner. This greatly reduces turn around time and more effectively addresses the high demand for low-income housing in Hazard, Kentucky.**

**The Housing Authority of Hazard's Financial Management team, I am very proud to report, has achieved consecutive clean audits the last few years while building up reserves to address the ever decreasing funding levels from Congress.**

**The Housing Authority of Hazard's Resident Initiative team continues to provide many different activities for the families and elderly. They also continue this with reduced funding from HUD.**

**The Housing Authority of Hazard has also been able to comply with the unfounded mandates from Congress concerning community service, criminal history checks, and new accounting procedures.**

**Finally the Housing Authority of Hazard’s Maintenance crew quality of work is exemplary. They respond immediately to break downs day and night, effectively correcting the problem with no overtime. Also, they efficiently make ready the empty units with competitively purchased materials.**

**iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

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**Attachments**

Indicate which attachments are provided by selecting all that apply. Provide the attachment’s name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

**Required Attachments:**

- Admissions Policy for Deconcentration
- X FY 2005 Capital Fund Program Annual Statement: (Attachment H)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- X Voluntary Conversion Initial Assessment Status Questions: (Attachment J)
- X Deconcentration & Income Mixing Analysis Status Questions: (Attachment K)
- X Statement of Progress Meeting 5-Year Plan Mission & Goals: (Attachment L)
- X Implementation of Public Housing Resident Community Service Requirements: (Attachment M)

**Optional Attachments:**

- PHA Management Organizational Chart
- X FY 2005 Capital Fund Program 5 Year Action Plan: (Attachment I)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- X Other (List below, providing each attachment name)
  - A. Residents Survey Follow-Up Plan: (Attachment A)
  - B. Residents Comments on Capital Funds Program: (Attachment B)
  - C. Membership of Resident Advisory Board: (Attachment C)
  - D. Definition of Significant Amendment and Substantial Deviation: (Attachment D)
  - E. FY 2003 Performance & Evaluation Report: (Attachment E)
  - F. FY 2003 /50203 Performance & Evaluation Report: (Attachment F)
  - G. FY 2004 Performance & Evaluation Report: (Attachment G)

**Supporting Documents Available for Review**

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require	5 Year and Annual Plans

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	the PHA's involvement.	
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents X 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 X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures X check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs

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

## **1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

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

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by

completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	4054	5	5	5	5	3	3
Income >30% but <=50% of AMI	1764	5	5	5	5	3	3
Income >50% but <80% of AMI	1810	5	5	5	5	3	3
Elderly	3288	5	5	5	5	3	3
Families with Disabilities	8651	5	5	5	5	3	3
Black	128	5	5	5	5	3	3
American Indian	4	5	5	5	5	3	3
Hawaiian	1	5	5	5	5	3	3
Latino	1	5	5	5	5	3	3

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

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

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	87		80
Extremely low income <=30% AMI	76	88%	
Very low income (>30% but <=50% AMI)	9	11%	
Low income (>50% but <80% AMI)	2	3%	
Families with children	81	94%	
Elderly families	2	3%	
Families with Disabilities	18	21%	
White	82	95%	
Black	5	6%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	54	62%	
2 BR	19	22%	
3 BR	13	15%	
4 BR	1	2%	

Housing Needs of Families on the Waiting List			
5 BR	0	0	
5+ BR	0	0	
Is the waiting list closed (select one)? X No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

### C. Strategy for Addressing Needs

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

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

- X Employ effective maintenance and management policies to minimize the number of public housing units off-line
- X Reduce turnover time for vacated public housing units
- X Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- X 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
- X Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- X Other (list below)  
Working with other agencies within the community, who also have housing

programs, to try to increase our abilities to provide housing or suggest housing alternatives to applicants.

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

Select all that apply

- Apply for additional section 8 units should they become available
- X Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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

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

Select all that apply

- X Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- X Employ admissions preferences aimed at families with economic hardships
- X Adopt rent policies to support and encourage work
- X Other: (list below)  
The Housing Authority of Hazard will continue to work with other agencies to provide educational and job training activities for residents, as funding is available.

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

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

Select all that apply

- X Employ admissions preferences aimed at families who are working
- X Adopt rent policies to support and encourage work
- X Other: (list below)  
The Housing Authority of Hazard will continue to work with other agencies to provide educational and job training activities for residents, as funding is available.

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- X Other: (list below)  
By working with the Hazard Nursing Home and Horizon Adult Daycare to conduct health fairs in our facilities.

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

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

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

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

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- X Other: (list below)  
Working with other agencies to provide fair housing for all applicants.

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

**(2) Reasons for Selecting Strategies**

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

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

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2005 grants)</b>		
a) Public Housing Operating Fund	420,396.00	
b) Public Housing Capital Fund	385,101.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>		
	564,389.00	Operating Expenses
<b>4. Other income (list below)</b>		
<b>4. Non-federal sources (list below)</b>		
<b>Late charge, NID Rent, Vending Machines, Tenant Damages &amp; Excess Utilities</b>		
	11,040.00	Operating Expenses
<b>Total resources</b>	1,380,926.00	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

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

##### **(1) Eligibility**

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- X Other: When families first apply, their eligibility is verified and then when they are offered housing they must reconfirm their eligibility.

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

- X Criminal or Drug-related activity
- X Rental history
- X Housekeeping
- Other (describe)

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

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

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

## **(2)Waiting List Organization**

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

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

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

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

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

1. How many site-based waiting lists will the PHA operate in the coming year?

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

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

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

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

**(3) Assignment**

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

- X One
- Two
- Three or More

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

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

**(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

- X Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- X Victims of domestic violence
- X Substandard housing
- X Homelessness
- X 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
- X Other preference(s) (list below)  
Applicants selected for admission pursuant to approved inter-local programs involving HAH and any other public or quasi-governmental agency.

Applicants

referred by HAH by public agencies and/or non-profit organizations that cooperate with HAH on programs such as resident supportive services.

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.

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 3 Victims of domestic violence
- 2 Substandard housing

- 2 Homelessness
- 4 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
- X Other preference(s) (list below) 3  
Applicants selected for admission pursuant to approved inter-local programs involving HAH and any other public or quasi-governmental agency.

Applicants

referred by HAH by public agencies and/or non-profit organizations that cooperate with HAH on programs such as resident supportive services.

4. Relationship of preferences to income targeting requirements:

- X 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)

- X The PHA-resident lease
- X 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)

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

**(6) Deconcentration and Income Mixing**

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

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

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

Adoption of site based waiting lists  
If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:

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

Other (list policies and developments targeted below)

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

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

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

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

Other (list below)

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

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

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

X Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

## **B. Section 8**

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

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

### **(1) Eligibility**

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

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

b.  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 903.7 9 (d)]

##### **A. Public Housing**

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

##### **(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one)

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

---or---

- X 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  
X \$26-\$50

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

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

1. The family has lost eligibility for, or is awaiting an eligibility determination from a federal, state, or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent residence under the immigration and nationalization act who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996.
2. The family would be evicted as a result of the implementation of the minimum rent (this exemption is only applicable for the initial implementation of a minimum rent or increase to the existing minimum rent.)
3. The income of the family has decreased because of changed circumstances, including loss of employment.
4. A death in the family has occurred which affects the family circumstances.
5. Other circumstances which may be decided by the housing authority on a case by case basis.

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

1. X 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:  
Flat rents are available to all applicants and residents, subject to their option at all developments. Rent charges for minimum rent hardship cases are set by the regulations; if a true hardship is found to exist. These hardship rents are \$0.00/month.

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  
X Other (describe below)  
None

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  
X 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
- X Other (list below)  
Elderly developments only; Perkins Tower and Gorman Tower

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)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- X The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

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

- Never
- At family option
- X Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- X Other (list below)  
Any time the family experiences a change in family income or composition.

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

**(2) Flat Rents**

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

- X The section 8 rent reasonableness study of comparable housing
- X Survey of rents listed in local newspaper
- X Survey of similar unassisted units in the neighborhood

- X Other (list/describe below)  
HUD's published "Fair Market Rents" and surveys of rents from other local rental properties.

## B. Section 8 Tenant-Based Assistance

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

### (1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually  
 Other (list below)

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

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

## **(2) Minimum Rent**

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

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

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

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

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

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- X A brief description of the management structure and organization of the PHA follows: A five (5) member Board of Commissioners, appointed by the Mayor, governs the Housing Authority of Hazard. The Board provides supervision through the Executive Director, who is the Chief Executive Officer of the organization. The Executive Director is ultimately responsible for all activities of the Housing Authority and provides direct supervision of the administrative staff and the Assistant Director. The Assistant Director is responsible for all field activities and provides direct supervision for the Maintenance director and a seven (7) member Maintenance staff and the Modernization crew. The Administrative staff is composed of a Financial Manager/Grant Assistant who supervises and Assistant Financial Manager, who is also the Grant Administrator, and an Occupancy Specialist/Resident Initiative Coordinator who supervises a Receptionist/Clerk.

**B. HUD Programs Under PHA Management**

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

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	273	75
Section 8 Vouchers	N/A	N/A
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)		

**C. Management and Maintenance Policies**

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)  
The BOCA National Property Maintenance Code
- (2) Section 8 Management: (list below)

**6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

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

**A. Public Housing**

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

If yes, list additions to federal requirements below:

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

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

**B. Section 8 Tenant-Based Assistance**

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office  
 Other (list below)

**7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

**A. Capital Fund Activities**

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

**(1) Capital Fund Program Annual Statement**

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (Attachment H)

-or-

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

### **(2) Optional 5-Year Action Plan**

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (Attachment I)

-or-

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

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

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

Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?  
If yes, list developments or activities below:

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

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

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

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

### 2. Activity Description

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

<b>Demolition/Disposition Activity Description</b>
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)

Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected:
6. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input type="checkbox"/> Total development
7. Timeline for activity:
a. Actual or projected start date of activity:
b. Projected end date of activity:

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

[24 CFR Part 903.7 9 (i)]

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

1.  Yes X No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

<b>Designation of Public Housing Activity Description</b>
1a. Development name:
1b. Development (project) number:
2. Designation type:

Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

## **10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

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

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

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

#### 2. Activity Description

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

<b>Conversion of Public Housing Activity Description</b>
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment?

<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

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

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

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

1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or

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

2. Activity Description

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

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

**B. Section 8 Tenant Based Assistance**

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to

high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

**12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (1)]

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

**A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 07/11/2001

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

- X Client referrals
- X Information sharing regarding mutual clients (for rent determinations and otherwise)
- X Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program

Other (describe)

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

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


**(2) Family Self Sufficiency program/s**

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

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

**C. Welfare Benefit Reductions**

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

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

**13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

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

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

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

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

All developments: Walkertown/Highland Heights, Liberty Street/Liberty Village, Gorman Hollow, Perkins Tower and Gorman Tower

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

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

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities

- Crime Prevention Through Environmental Design
  - Activities targeted to at-risk youth, adults, or seniors
  - Volunteer Resident Patrol/Block Watchers Program
  - X Other (describe below)  
Working with the Hazard Police Department in crime detection and prevention activities.
2. Which developments are most affected? (list below)  
All developments: Walkertown/Highland Heights, Liberty Street/Liberty Village, Gorman Hollow, Perkins Tower and Gorman Tower

**C. Coordination between PHA and the police**

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

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

2. Which developments are most affected? (list below)  
All developments: Walkertown/Highland Heights, Liberty Street/Liberty Village, Gorman Hollow, Perkins Tower and Gorman Tower

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes X No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes X No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes X No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

**PET POLICY**

The Housing Authority of Hazard has established this pet policy to protect our residents and to comply with the requirements of the Quality Housing and Work Responsibility Act of 1998.

Common household pets as defined below will be allowed in all developments and may be kept within any unit provided that the resident abides by the regulations contained within this Pet Policy. Common household pet is defined as a domesticated animal, such as a dog, cat, bird, rodent, fish or turtle, that is traditionally kept in the home for pleasure rather than for commercial purposes. Reptiles (except turtles) and spiders are excluded from this definition.

**YOU WILL BE HELD RESPONSIBLE FOR ANY DAMAGES CAUSED BY YOUR PET!**

If you have a pet, you must abide by the rules and regulations listed below:

1. All pets must be registered with the Housing Authority and inoculated. A certificate stating that the pet has been inoculated as required by state and local law must be provided to the Housing Authority from a licensed veterinarian.

2. Litter must be changed twice weekly; yards and other areas must be scooped daily, *it is the owners responsibility to keep all exterior areas were your pet is exercised and allowed to relieve themselves clean. The owner shall pick up all solid bodily waste and enclose them in a self-sealing plastic bag and then dispose of the bag in an appropriate waste/trash container.*

3. Household pets only with a maximum of two pets per household.

4. A recent photograph must be provided to the housing office of the pets to be maintained in your tenant file.

5. All cats and dogs must be leashed and under the control of a responsible individual " while on the common areas", including shared hallways, elevators, stairwells, parking lots, lawn areas, etc. All leash laws and pet ordinances as ordained by the City of Hazard, Perry County and the Commonwealth of Kentucky must be followed.

6. Dogs and cats must be "lap sized" or small enough to be carried, not to exceed 25 pounds for dogs and 15 pounds for cats. Maximum size for aquariums shall be twenty (20) gallons or less. However, nothing in this Policy shall limit the size of service animal for the blind or handicapped.

7. A pet deposit will not be required.

8. Pets must not be left unattended for more than 24 hours. *All residents/pet owners shall be responsible for adequate care, exercise, nutrition and medical attention for his/her pet(s). Pet owners must recognize that other residents may have chemical sensitivities or allergies related to pets, or may be easily frightened or*

*disoriented by animals. Pet owners must agree to exercise courtesy with respect to other residents.*

9. The Housing Authority reserves the right to remove any pet that becomes a nuisance and/or threat to the health and safety of the tenants and employees. This includes viciousness, severe illness and behavior that constitute a serious threat. *Pet owners must agree to control the noise of pets so that such noise does not constitute a nuisance to other residents or interrupt their peaceful enjoyment of their dwelling unit or premises. This includes, but is not limited to loud or continuous barking, howling, whining, scratching, chirping, or other such activities.*

10. Tenant shall be responsible for the infestation of fleas or other problems related to the pet. Tenant shall be responsible for all costs if unit has to be treated for fleas and all other units and other common areas if infested due to their pet. *All units will be fumigated after a pet is removed at the tenant's/pet owners expense.*

12. Tenant is responsible for any and all liability exclusively relating to pet's care and control.

13. The Housing Authority assumes neither responsibility nor liability, whatsoever, for any pet.

14. The tenant is responsible for any disturbances caused by animals as per the terms of the lease *and this Pet Policy*. Violations of the lease *and/or this Pet Policy* may be subject to punitive actions as detailed within the lease and/or the ACOP *including termination of the tenancy of the resident and/or removal of the pet(s).*

15. *The resident/pet owner will be required to designate two responsible parties for the care of the pet(s) if the health or safety of the pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable or unavailable to care for the pet(s).*

16. *The Housing Authority may, after proper notification to the tenant during normal business hours, enter and inspect the premises, in addition to other inspections allowed. Should the Housing Authority receive written notice alleging that the conduct or condition of the pet(s) in a dwelling unit constitutes a nuisance or threat to the health or safety of other tenants or other residents of the community, the Housing Authority shall inspect the unit to determine the validity of any such allegation.*

17. *Pet Policy Violation Notice: If a determination is made on objective facts supported by written statements, that a resident/pet owner has violated the Pet Policy, written notice will be served. The Notice will contain a brief statement of the factual basis for the determination and the pet rule(s) that have been violated. The notice will also state:*

- *That the resident/pet owner has five (5) days from the effective date of the service of notice to correct the violation or make written request for a meeting to discuss the violation.*
- *That the resident/pet owner is entitled to be accompanied by another person of his/her choice at the meeting.*
- *That the resident/pet owner's failure to correct the violation, request a meeting, or appear at a requested meeting may result initiation of procedures to terminate the pet owner's tenancy.*
- *If the resident/pet owner request a meeting within the five (5) day period, The Housing Authority will schedule a meeting, no later than five (5) calendar days from the date of the resident/pet owner's request.*

*18. Notice for Pet Removal: If the resident/pet owner and the Housing Authority are unable to resolve the violation at the meeting or if the pet owner fails to correct the violation within the time period allotted by the Housing Authority, the Housing Authority may serve notice to remove the pet(s). The Notice shall contain:*

- *A brief statement of the factual basis for the Housing Authority's determination to require the removal of the pet(s).*
- *The requirement that the resident/pet owner must remove the pet(s) with five (5) days of the notice.*
- *A statement that failure to remove the pet(s) may result in the initiation of termination of tenancy procedures.*

*19. Pet Removal: If the death or incapacity of the resident/pet owner threatens the health or safety of the pet(s), or other factors occur that render the resident/pet owner unable to care for the pet(s), the situation will be reported to the Responsible Party designated by the resident/pet owner. Pet removal will include pets that are poorly cared for or have been left unattended for over 24 hours.*

*If the Responsible Party is unwilling or unable to care for the pet(s), or if the Housing Authority is unable to contact the Responsible Party, the Housing Authority may contact the appropriate State or local agency and request the removal of the pet(s).*

*If the pet(s) is(are) removed as a result of any aggressive act on the part of the pet(s), the pet(s) will not be allowed to return to the premises.*

*20. Emergencies: The Housing Authority will take all necessary steps to insure that pets that become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health and safety of others, are referred to the appropriate State or local agency authorized to remove such animals. If it is necessary for the Housing Authority to place the pet(s) in a shelter facility, the cost will be the responsibility of the resident/pet owner.*

**Note:**

**Nothing in this policy limits or impairs the rights of persons with disabilities.**

## **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

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

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

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

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

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at Attachment (File name)

X Provided below:

A Resident Advisory Board Meeting was held on April 29, 2005. There were three residents in attendance, Mr. Orville Francis of Liberty Street, Ms. Sue Brock of Walkertown and Mr. J.B. Fields of Gorman Towers. Also present at the meeting was I.H. Buchanan, III, Executive Director, Linda Vaughn, Financial Manager, and Melinda Fugate, Grant Administrator all Housing Authority representatives.

The purpose of the meeting was to discuss the 2005 Capital Funds section of the Annual Plan and the 5-Year Plan and to review the additions and changes to the plan, which have been made since last years plan, was submitted.

Mr. Orville Francis reviewed the plans and found no problem with the way in which the Authority is disbursing the funds. Mr. Francis stated he has lived with us for thirty some odd years and sees no problems with the way things are done and stated his neighborhood looks better than it has in years. One of Orville's concerns were with the crime. We told him these issues were being addressed by asking the police to better patrol Liberty Street. We also suggested that he along with other residents of Liberty Street ban together to form a Crime Watch Committee for the street. The only major concern he has is lease enforcement. He says he hates the fact people move into a newly renovated unit and totally destroys the unit. He thinks the Executive Director needs to screen the applicants better or find a way to keep these things from happening. We told him about our new procedure in which we put new tenants on probation for six months and if the unit is damaged we proceed with an eviction if the tenant doesn't pay for the damages. This we think will help prevent us from having to renovate the same units time and time again. Orville seemed to be pleased to hear something was being done to prevent all the destruction.

Ms. Sue Brock of the Walkertown complex was very pleased with her neighborhood. Her major concern was with the carpet in the units. She thinks all carpet should be removed and not replaced due to sanitary reasons. We assured her this will no longer be a problem because we are taking any existing carpet out and replacing it with linoleum or tile. Ms. Brock was pleased with the way the funds were being disbursed and ask that we keep up the good work.

Mr. J.B. Fields of Gorman Tower reviewed the plans and said no improvements were needed at his complex. He said everything looks very nice and he loved everything about the place. He was also very pleased to hear of the new porch being constructed. He felt this would greatly benefit the tenants.

All tenants said to keep up the good work and thanked us for letting them be a part of the planning process. They all said they would inform other tenants of the efforts being made to improve their neighborhoods and try to get other tenants to be more involved with the activities the authority has to offer.

3. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments  
List changes below:

Other: (list below)

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

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

**C. Statement of Consistency with the Consolidated Plan**

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

1. Consolidated Plan jurisdiction: Commonwealth of Kentucky, the Consolidated Plan is developed and maintained by the Kentucky Housing Corporation.
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
  - X The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
  - X The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
  - X The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
  - X Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)  
 Revitalization of public housing developments; and homeownership program under the direction and control of the Hazard Perry County Housing Development Alliance, Inc.
  - Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)  
 The State Consolidated Plan is not location specific, but addresses most of the Commonwealth of Kentucky outside of the major cities such as, Louisville, Lexington, Covington, etc. Therefore, it does not address the needs of the Hazard individually but as part of the Kentucky River Area Development District. The Consolidated Plan does identify a large and growing need for more affordable housing in all areas of the state, as well as, the need for rental housing within the affordable housing market. Additionally, the Consolidated Plan states that not only is new construction needed but also extensive revitalization of existing affordable housing. The Consolidated Plan also recognizes the need for increased employment and “livable” wages for all people. This is seen as the only means by which the poor can achieve self-sufficiency and escape the poverty of the welfare system.

**D. Other Information Required by HUD**

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

## **Attachments**

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



## **Attachment A: Resident Survey Follow-Up Plan**

### **1. Neighborhood Appearance:**

Common areas are to be monitored daily for cleanliness. Painting common areas and cleaning of carpet are done as needed. Building exteriors are inspected quarterly with cleaning and or painting as needed. Parking areas (relating to coating and repairs) are inspected annually. Playgrounds are inspected weekly and repairs are done as needed. Trash and litter is picked up weekly at all sights. As for the over all appearance the Housing Authority of Hazard continues its modernization program. With this program the Housing Authority of Hazard plans to continue improving the appearance with structural improvements, as well as, exterior improvements. These improvements will continue with the help of HUD funding.

### **2. Communication:**

In order to better enable communication via Housing Authority of Hazard and its residents the Housing Authority has started hand-delivering memos regarding any maintenance related issues. The Housing Authority of Hazard has also started asking city maintenance to notify the Housing Authority of Hazard when utilities will be turned off. Housing Authority of Hazard employees will then go door to door and notify the tenants.

## **Attachment B: Residents Comments of Capital Funds**

As in past years, the Housing Authority of Hazard used several methods to ascertain the residents' comments on our proposed Capital Funds budget for the next year and for the next five years. The public hearing to discuss these Capital Funds, as well as, the Annual and Five Year Plan was held during the month of July 2005 at Perkins Tower and was properly advertised in the Hazard Herald Newspaper. However, no residents attended this public hearing.

We also utilized a survey tailored to each development to develop a representative idea of their thoughts on our Capital Funds Program. While the responses to the surveys were not huge, we did receive comments to help us better understand the wants of our residents.

The residents of the two elderly developments, Perkins Tower and Gorman Tower, were the most diligent in responding to the survey and they expressed similar wishes. The residents were interested in the following improvements:

- Paint and cleaning of hallways and common areas.
- Better landscaping and up keep of the grounds.
- More communication via Housing Authority staff.
- The provision of increased security measures/need for a security guard.

These various desires of the residents will be addressed as the funds become available. We are currently in the process of renovating another 12 kitchens at Perkins Tower. We are also in the process of cleaning the carpet and painting the hallways/common areas at Gorman Tower. Landscaping efforts will be made as the weather permits at each tower. A porch will be constructed at Gorman Tower as funds become available.

We had several suggestions on how to better enable communication between the residents and the housing authority staff. One suggestion in particular was a suggestion box to be placed at each Tower and emptied weekly. The Housing Authority currently has in effect a Grievance Procedure outlined in the tenant lease, two active phone numbers in the office, after hours a tenant can call the city police and they will relay them to the Executive Director and formal complaint forms are available at the office that are used to initiate civil proceedings.

As far as, security measures are concerned, tenants suggest we lock the doors. By locking the outside doors the Housing Authority violates the requirements of access by the Fire Department, Police Department and all 911 personnel for emergency situations therefore this suggestion is not feasible. The only other security we can offer at this time will be to ask out city police to walk the halls at both towers. The Executive Director will continue to work closely with the Hazard Police Department to address the security concerns of our elderly residents and work toward a solution to their concerns.

The Walkertown/Highland Heights Development residents did not respond to the survey in general, only 2 residents responded. Their needs and desires indicated that minor repairs were needed to their units. This issue is being resolved with resident cooperation. A memo was distributed stating, tenants should report any necessary

unit repairs to the office, new tenants are also advised of this when they receive the keys to a unit.

These residents seemed to be pleased with the way the Modernization work is being done, and expressed the desire to have more improvements to the exterior of the units. These surveys also suggest the need of landscaping/recreational areas. The residents have a playground and basketball court that is repaired as needed. Due to the fact this development is on a slope and has no extra land for a recreational area this suggestion is not feasible.

The residents at the Walkertown/Highland Heights Development also expressed the need for security to rid the area of drugs. The Executive Director is working closely with the Hazard City Police Department to address the security concerns of our residents, and will continue to work toward a solution to these concerns.

We received only one survey from the Liberty Street/Liberty Village residents addressing the need for landscaping and new playground equipment. Trimming the existing landscaping and replacing the old mulch will resolve the landscaping issue. The city recently erected a monument commemorating Liberty High, and added landscaping around this area, which greatly improved the appearance of Liberty Street. As far as, getting new playground equipment, this issue isn't feasible due to the liability on the housing authority and unavailable funds. The residents also indicated the modernization crew is doing an excellent job and would like to see more porches being modernized along with new siding for the units. We are currently in the process of modernizing 4 more porches with the 50104 grant.

The Gorman Hollow residents did not respond to the survey at all, therefore their needs cannot be addressed. We will continue with the modernization efforts without their input.

## **Attachment C: Membership of the Resident Advisory Board**

Ms. Sue Brock : Walkertown/Highland Heights Development  
Mr. Orville Francis: Liberty Street/Liberty Village Developments  
Ms. Mable Watts : Perkins Tower Development  
Ms. Sandra Bryant : Gorman Hollow Development  
Mr. J.B. Fields : Gorman Tower Development

## **Attachment D: Definition of Significant Amendment & Substantial Deviation**

Significant Amendment is defined as a meaningful change in the Mission of the Housing Authority of Hazard.

Substantial Deviation from the 5 Year Plan is defined as any changes which results in an increase in excess of 15% in cost to any proposed line item other than 1460 and which results in an increase in excess of 25% in the 1460 line items.

**ATTACHMENT E: 50103 PERFORMANCE AND EVALUATION REPORT**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name: Housing Authority of Hazard</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>KY36P02450103</b> Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2003</b>
<b>Original Annual Statement Reserve for Disasters/ Emergencies    X Revised Annual Statement (revision no: 5)</b>					
<b>X Performance and Evaluation Report for Period Ending: 03/31/2005    Final Performance and Evaluation Report</b>					
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>
1	Total non-CFP Funds				
2	1406 Operations	13823.00	13823.00	13823.00	13823.00
3	1408 Management Improvements	24920.76	24920.76	24920.76	24920.76
4	1410 Administration	46437.00	46437.00	46437.00	46437.00
5	1411 Audit	2900.00	2900.00	2900.00	2900.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1514.50	1514.50	1514.50	1514.50
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	214819.85	215627.74	215627.74	212726.22
11	1465.1 Dwelling Equipment—Nonexpendable	22022.45	21214.56	21214.56	12464.56
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	22332.44	22332.44	22332.44	22332.44
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				

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

<b>PHA Name: Housing Authority of Hazard</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>KY36P02450103</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2003</b>
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**Original Annual Statement Reserve for Disasters/ Emergencies    X Revised Annual Statement (revision no: 5)  
X Performance and Evaluation Report for Period Ending: 03/31/2005    Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	348770.00	348770.00	348770.00	337118.48
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of Hazard</b>		Grant Type and Number Capital Fund Program Grant No: <b>KY36P02450103</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>		
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	
KY 24-01 Walkertown HighlandHeights	Unit Renovations	1460	9	130731.30	130731.30	130731.30	130731.30	Complete
	Roof Replacement & Porch Construction	1460	1	17932.24	17932.24	17932.24	17932.24	Complete
	Hot Water Heater Replacement	1465	1	3055.22	3055.22	3055.22	3055.22	Complete
KY 24-03 Liberty Street	Unit Renovations ½ of 325B	1460	½	20566.55	20566.55	20566.55	20566.55	Complete
	Porch Replacement	1460	3	16727.85	16727.85	16727.85	16727.85	Complete
KY 24-04 Perkins Tower	Paint Office and Halls	1460		221.61	221.61	221.61	221.61	Complete
	Kitchen Renovations	1460	12	26640.30	26546.67	26546.67	26546.67	Complete
KY 24-05 Gorman Tower	Paint (Lobby, Halls, Etc.)	1460		2000.00	2901.52	2901.52	0.00	
	Heat and Air Units	1465	5	9555.23	8750.00	8750.00	0.00	
KY 24-06 Gorman Hollow	Replace Hot Water Heaters	1465	3	600.00	597.34	597.34	597.34	Complete
HAH Wide	RIC and ½ Of Assistant Directors	1408		24920.76	24920.76	24920.76	24920.76	Complete







**ATTACHMENT F: 50203 Performance and Evaluation Report**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name: HOUSING AUTHORITY OF HAZARD</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>KY36P02450203</b> Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2003</b>
<b>Original Annual Statement Reserve for Disasters/ Emergencies X Revised Annual Statement (revision no: 3)</b>					
<b>X Performance and Evaluation Report for Period Ending: 03/31/05 Final Performance and Evaluation Report</b>					
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	3800.00	2353.52	2353.52	0.00
4	1410 Administration	6900.00	4295.00	4295.00	4295.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	250.00	250.00	250.00	50.00
8	1440 Site Acquisition				
9	1450 Site Improvement	0.00	4235.48	4235.48	0.00
10	1460 Dwelling Structures	51259.00	51259.00	51259.00	650.00
11	1465.1 Dwelling Equipment—Nonexpendable	3000.00	2816.00	2816.00	2816.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	4300.00	4300.00	4300.00	349.15
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				

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

<b>PHA Name: HOUSING AUTHORITY OF HAZARD</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>KY36P02450203</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2003</b>
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**Original Annual Statement Reserve for Disasters/ Emergencies    X Revised Annual Statement (revision no: 3)  
X Performance and Evaluation Report for Period Ending: 03/31/05    Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	69509.00	69509.00	69509.00	8160.15
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: HOUSING AUTHORITY OF HAZARD		Grant Type and Number Capital Fund Program Grant No: KY36P02450203 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	
KY 24-01 Walkertown	Unit Renovations	1460		650.00	650.00	650.00	650.00	Completed
KY24-03 Liberty Street	Unit Renovations	1460	1	50609.00	20609.00	20609.00	0.00	
KY 24-04 Perkins Tower	Restripe/Reseal Parking Lot	1450	1	0.00	2000.00	2000.00	0.00	
KY 24-05 Gorman Tower	Restripe/Reseal Parking Lot	1450	1	0.00	2235.48	2235.48	0.00	
	Porch Construction	1460	1	0.00	30000.00	30000.00	0.00	
HAH Wide Activities	RIC/Tenant Services	1408		3800.00	2353.52	2353.52	0.00	
	½ Tenmast Agreement & New Software	1410		6900.00	4295.00	4295.00	4295.00	Completed
	Fees & Costs	1430		250.00	250.00	250.00	50.00	
	Appliances: Stoves & Refrigerators	1465		3000.00	2816.00	2816.00	2816.00	Completed
	Computers	1475	2	4300.00	4300.00	4300.00	349.15	

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

PHA Name: <b>HOUSING AUTHORITY OF HAZARD</b>	<b>Grant Type and Number</b> Capital Fund Program No: <b>KY36P02450203</b> Replacement Housing Factor No:	<b>Federal FY of Grant:</b> <b>2003</b>
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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	
KY 24-01 Walkertown	09/30/04	09/30/04	09/30/04	03/31/05	09/30/04	09/30/04	
KY 24-03 Liberty Street	03/31/05	09/30/05		03/31/05	09/30/05		
KY 24-04 Perkins Tower	09/30/05			09/30/05			
KY 24-05 Gorman Tower	09/30/05			09/30/05			
HAH Wide Activities	03/31/05	09/30/05		03/31/05	09/30/05		





**ATTACHMENT G: 50104 Performance and Evaluation Report**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name: Housing Authority of Hazard</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>KY36P02450104</b> Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2004</b>
<b>Original Annual Statement Reserve for Disasters/ Emergencies    X Revised Annual Statement (revision no: 1)</b>					
<b>X Performance and Evaluation Report for Period Ending: 03/31/2005    Final Performance and Evaluation Report</b>					
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>
1	Total non-CFP Funds				
2	1406 Operations	18000.00	18000.00	18000.00	0.00
3	1408 Management Improvements	77020.20	77020.20	77020.20	9987.65
4	1410 Administration	4479.80	4479.80	4479.80	587.88
5	1411 Audit	4000.00	4000.00	4000.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	4000.00	4000.00	4000.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	263201.00	262201.00	262201.00	28645.07
11	1465.1 Dwelling Equipment—Nonexpendable	13400.00	13400.00	13400.00	1760.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	1000.00	2000.00	2000.00	0.00
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				

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name: Housing Authority of Hazard</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>KY36P02450104</b> Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2004</b>
<b>Original Annual Statement Reserve for Disasters/ Emergencies    X Revised Annual Statement (revision no: 1)</b>					
<b>X Performance and Evaluation Report for Period Ending: 03/31/2005    Final Performance and Evaluation Report</b>					
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	385101.00	385101.00	385101.00	40980.60
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

<b>Annual Statement/Performance and Evaluation Report</b>								
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>								
<b>Part II: Supporting Pages</b>								
PHA Name: <b>Housing Authority of Hazard</b>			Grant Type and Number			Federal FY of Grant: <b>2004</b>		
			Capital Fund Program Grant No: <b>KY36P02450104</b>					
			Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
KY 24-01 Walkertown HighlandHeights	Unit Renovations	1460	5	101331.00	108331.00	108331.00	27443.60	
	Window Replacements	1460		6000.00	6000.00	6000.00	0.00	
	Roof Replacement & Porch Construction	1460	2	65000.00	65000.00	65000.00	0.00	
KY 24-03 Liberty Street	Unit Renovations	1460	2	30000.00	30000.00	30000.00	0.00	
	Porch Replacements (201, 209, 217, & 225)	1460	4	36870.00	26870.00	26870.00	0.00	
KY 24-04 Perkins Tower	Kitchen Renovations	1460	12	24000.00	26000.00	26000.00	1201.47	
KY 24-06 Gorman Hollow	Replace A/C Units	1465	5	3000.00	3000.00	3000.00	0.00	
HAH Wide Activities	Grant Asst., ½ Of Assistant Directors Salary and Salary Plus Fringe For Grant Administrator	1408		77020.20	77020.20	77020.20	9987.65	
	Audit	1411	1	4000.00	4000.00	4000.00	0.00	
	Professional Services	1430		4000.00	4000.00	4000.00	0.00	



Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: <b>Housing Authority of Hazard</b>		Grant Type and Number Capital Fund Program No: <b>KY36P02450104</b> Replacement Housing Factor No:					Federal FY of Grant: <b>2004</b>
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	
KY 24-01 Walkertown	09/13/06	09/30/05		09/13/08	09/30/05		
KY 24-03 Liberty Street	09/13/06	09/30/05		09/13/08	09/30/05		
KY 24-04 Perkins Tower	09/13/06	09/30/05		09/13/08	09/30/05		
KY 24-05 Gorman Tower	09/13/06	09/30/05		09/13/08	09/30/05		
KY 24-06 Gorman Hollow	09/13/06	09/30/05		09/13/08	09/30/05		
HAH Wide Activities	09/13/06	09/30/05		09/13/08	09/30/05		



**ATTACHMENT H: 50105 Original Annual Statement**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name: Housing Authority of Hazard</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>KY36P02450105</b> Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2005</b>
<b>X Original Annual Statement Reserve for Disasters/ Emergencies</b>		<b>Revised Annual Statement (revision no:)</b>			
<b>Performance and Evaluation Report for Period Ending:</b>		<b>Final Performance and Evaluation Report</b>			
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>
1	Total non-CFP Funds				
2	1406 Operations	17000.00			
3	1408 Management Improvements	82000.00			
4	1410 Administration	3320.00			
5	1411 Audit	4000.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	3500.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	261059.00			
11	1465.1 Dwelling Equipment—Nonexpendable	10800.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	2500.00			
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				

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name: Housing Authority of Hazard</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>KY36P02450105</b> Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2005</b>
<b>X Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)</b>					
<b>Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report</b>					
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	384179.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: <b>Housing Authority of Hazard</b>			Grant Type and Number			Federal FY of Grant: <b>2005</b>		
			Capital Fund Program Grant No: <b>KY36P02450105</b>					
			Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
KY 24-01 Walkertown	Roof Replacement/Porch Construction	1460	2	70000.00				
	Unit Renovations	1460	6	42728.00				
KY 24-03 Liberty Street	Foundation Replacement	1460	1	42000.00				
KY 24-04 Perkins Tower	Kitchen Renovations	1460	26	62331.00				
KY 24-05 Gorman Tower	Unit Renovations	1460	2	4000.00				
KY 24-06 Gorman Hollow	Unit Renovations	1460	2	20000.00				
	Roof Replacement	1460	1	20000.00				
HAH Wide	Grant Asst./ ½ Asst. Directors Salary	1408		82000.00				



Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: <b>Housing Authority of Hazard</b>		<b>Grant Type and Number</b> Capital Fund Program No: <b>KY36P02450105</b> Replacement Housing Factor No:					<b>Federal FY of Grant: 2005</b>
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	
KY 24-01 Walkertown	03/31/2007			03/31/2008			
KY 24-02 Liberty Street	03/31/2007			03/31/2008			
KY 24-03 Liberty Street	03/31/2007			03/31/2008			
KY 24-04 Perkins Tower	03/31/2007			03/31/2008			
KY 24-05 Gorman Tower	03/31/2007			03/31/2008			
HAH Wide Activities	03/31/2007			03/31/2008			



**Attachment I: 2005 Capital Fund 5 Year Action Plan**

**Capital Fund Program Five-Year Action Plan**

Part I: Summary

PHA Name <b>Housing Authority Of Hazard</b>				<b>Original 5-Year Plan Revision No:</b>	
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: <b>2006</b> PHA FY: <b>2006</b>	Work Statement for Year 3 FFY Grant: <b>2007</b> PHA FY: <b>2007</b>	Work Statement for Year 4 FFY Grant: <b>2008</b> PHA FY: <b>2008</b>	Work Statement for Year 5 FFY Grant: <b>2009</b> PHA FY: <b>2009</b>
	Annual Statement				
KY 24-01 Walkertown		94000.00	95000.00	95000.00	97000.00
KY 24-2 Liberty Street		0.00	12500.00	7500.00	38831.00
KY 24-03 Liberty Street		90203.00	42500.00	47500.00	52000.00
KY 24-04 Perkins Tower		35000.00	25000.00	25000.00	15000.00
KY 24-05 Gorman Tower		25000.00	30000.00	30000.00	15000.00
KY 24-06 Gorman Hollow		12000.00	61331.00	61331.00	30000.00
HAH Wide Activities		128898.00	118770.00	118770.00	137270.00
CFP Funds Listed for 5-year planning		385101.00	385101.00	385101.00	385101.00
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2006 PHA FY: 2006			Activities for Year: <u>3</u> FFY Grant: 2007 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See</b>	KY 24-01 Walkertown	Unit Renovations	34000.00	KY 24-01 Walkertown	Unit Renovations	35000.00
<b>Annual</b>		Roof Replacement	60000.00		Roof Replacement	60000.00
<b>Statement</b>	Subtotal		94000.00	Subtotal		95000.00
	KY 24-03 Liberty Street	Unit Renovations	45037.50	KY 24-02 Liberty Street	Unit Renovations	12500.00
		Foundation Replacement	45165.50			
	Subtotal		90203.00	KY 24-03 Liberty Street	Roof Replacements	12500.00
					Unit Renovations	30000.00
	KY 24-04 Perkins Tower	Kitchen Renovations	35000.00	Subtotal		42500.00
	KY 24-05 Gorman Tower	Unit Renovations	25000.00	KY 24-04 Perkins Tower	Unit Renovations	20000.00
					Paint Exterior of Building	5000.00
	KY 24-06 Gorman Hollow	A/C Replacement	12000.00	Subtotal		25000.00
	HAH Wide Activities	Grant Asst. / ½ Asst. Directors Salary/Grant Adm. Salary Plus Fringe	82000.00	KY 24-05 Gorman Tower	Unit Renovations	30000.00
		Operating Funds	46898.00			
	Subtotal		128898.00	KY 24-06 Gorman	Unit Renovations	5000.00

				Hollow		
					Roof Replacements	56331.00
				Subtotal		61331.00
				HAH Wide Activities	Grant Asst. / ½ Asst. Directors Salary/Grant Adm. Salary Plus Fringe	82550.00
					Operating Funds	36220.00
				Subtotal		118770.00
Total CFP Estimated Cost			\$ 385101.00			\$ 385101.00

Capital Fund Program Five-Year Action Plan

**Part II: Supporting Pages—Work Activities**

Activities for Year : <u>4</u> FFY Grant: 2008 PHA FY: 2008			Activities for Year: <u>5</u> FFY Grant: 2009 PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
KY 24-01 Walkertown	Unit Renovations	35000.00	KY 24-01 Walkertown	Unit Renovations	37000.00
	Roof Replacement	60000.00		Roof Replacement	60000.00
Subtotal		95000.00	Subtotal		97000.00
KY 24-02 Liberty Street	Unit Renovations	7500.00	KY 24-02 Liberty Street	Unit Renovations	38831.00
KY 24-03 Liberty Street	Roof Replacements	17500.00	KY 24-03 Liberty Street	Roof Replacements	17000.00
	Unit Renovations	30000.00		Unit Renovations	35000.00
Subtotal		47500.00	Subtotal		52000.00
KY 24-04 Perkins Tower	Unit Renovations	20000.00	KY 24-04 Perkins Tower	Unit Renovations	10000.00
	Paint Exterior of Building	5000.00		Restripe/Reseal Parking	5000.00
Subtotal		25000.00	Subtotal		15000.00
KY 24-05 Gorman Tower	Unit Renovations	30000.00	KY 24-05 Gorman Tower	Unit Renovations	15000.00
KY 24-06 Gorman Hollow	Unit Renovations	5000.00	KY 24-06 Gorman Hollow	Unit Renovations	10000.00
	Roof Replacements	56331.00		Roof Replacements	20000.00
Subtotal		61331.00	Subtotal		30000.00

HAH Wide Activities	Grant Asst. / ½ Asst. Directors Salary/Grant Adm. Salary Plus Fringe	82550.00	HAH Wide Activities	Grant Asst. / ½ Asst. Directors Salary/Grant Adm. Salary Plus Fringe	83000.00
	Operating Funds	36220.00		Operating Funds	54270.00
Subtotal		118770.00	Subtotal		137270.00
Total CFP Estimated Cost		\$ 385101.00			\$ 385101.00























**Attachment J: COMPONENT 10 (B) VOLUNTARY CONVERSION INITIAL ASSESSMENTS**

- a. How many of the PHA’s developments are subject to the Required Initial Assessment? 4
- b. How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? 2
- c. How many Assessments were conducted for the PHA’s covered developments? 4
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: 0

<b>Development Name</b>	<b>Number of Units</b>
N/A	N/A

- a. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments. N/A

**Attachment K: Component 3, (6) Deconcentration and Income Mixing**

- a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

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

**Attachment L: Statement of Progress in Meeting 5-Year Plan Mission and Goals**

The Housing Authority of Hazard, since 1997, has had a continuing modernization program based on addressing the most severe needs first, within our financial boundaries. We have improved the condition of our housing stock through an efficient force account labor approach. We have improved our applicant screening procedures by using the NCIC. We have been able to reduce our number of vacancies while improving our UPCS. We have been able to properly expend our awarded HUD funds; as shown by independent audits and HUD field visits. The progress in executing the Five Year Plan is on track.

## **Attachment M: Implementation of Public Housing Resident Community Service Requirements**

The Housing Authority of Hazard has included Community Service Requirement as part of the Residential Lease Agreement in Section IX, aa. The authority developed its "Community Service and Self Sufficiency Policy" as required by law using the Quality Housing and Work Responsibility Act of 1998 as the guide. Written notification to residents was delivered to each tenant outlining requirements and exemption status.

The Housing Authority has an agreement in place with TANF (welfare) agencies for exchange of tenant information to verify compliance. The Housing Authority is administrating the Community Service Program.

Tenants may comply by providing care to the disabled, elderly or children of families that need care, so they can work; volunteering at non-profit organizations, participating in recovery programs, volunteering at public agencies, etc. The partners are the Hazard Nursing Home, Hazard Perry County Housing Development Alliance, Senior Citizens Center, Hazard City Police, PRIDE, Family Youth Services, Hospice, School PTA Meetings, Boy/Girl Scouts, Narcotics Anonymous, Alcoholics Anonymous, A-Anon and Hazard Perry County Community Ministries or any other place considered appropriate by the Executive Director of the Housing Authority of Hazard.