

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2008

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

PHA Plan Agency Identification

PHA Name: Lexington-Fayette Urban County Housing Authority
PHA Number: KY004

PHA Fiscal Year Beginning: (mm/yyyy) 07/2008

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units: 996
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 2250

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

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

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (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)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)
To develop and manage safe, sanitary and desirable housing for low and moderate income individuals and families in Lexington and Fayette County. To promote housing and social opportunities which serve as the impetus for increased self-sufficiency and community involvement. To create an atmosphere of caring and commitment for those we serve and employ.

B. Goals

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

Other PHA Goals and Objectives: (list below)

GOAL ONE: Expand and maintain the supply of good, desirable assisted housing

Each year, review NOFA's issued by HUD for Section 8 housing choice vouchers and respond if appropriate

2007-08 No new NOFA's for S8 vouchers. However, we applied for and were awarded 150 vouchers for the HOPE VI relocation of Bluegrass-Aspendale residents in 2005. We received 83 vouchers as a result of an opt-out of a private owner of HUD assisted housing in 2006. In August 2007, the baseline increased to 2455 as a result of another opt-out which provided 180 additional vouchers.

Leverage private and/or public funds to redevelop the Bluegrass-Aspendale area creating 100 rental-housing opportunities over 5 years.

2007-2008 LIHTC awarded for rehabilitation of 72 units for Falcon Crest Apartments. LIHTC awarded for the second phase of Phase III. Application submitted for 2008 LIHTC set-aside of 88 units for Phase IV. Tax exempt bond application is currently being prepared for Phase V. Number of units will be determined by March 14, 2008.

Annually review and respond, if appropriate, to HUD NOFA's for acquisition or development of new units

The Modernization/Development/HOPE VI Manager conducted her annual review but found no available funding sources applicable to our situation for FY 2007-08.

However, awarded a HOPE VI grant in October 2005 for the revitalization of the Bluegrass-Aspendale community.

Revise the HQS standards to be equal to the more stringent of the Lexington Housing Code or the HUD HQS standards.

The need for this goal has been re-evaluated. The Section 8 program will continue to inspect based upon HQS standards instead of adopting the more stringent Code Enforcement guidelines. Should Participants have an issue outside the parameters of HQS guidelines, the Code Enforcement inspection is already in place and accessible to the Section 8 Participants. Additionally, LHA met with Code Enforcement officials in 2007 and formed a partnership in handling properties on the S8 program found to have code violations.

Utilize the HUD Capital Fund program to maintain the existing housing stock to as high a standard as possible.

The following betterments and improvements, funded by the Capital Fund Program, have been completed for FY 2007 - 2008:

- 1) Replacement of 206 entrance doors and hardware at KY 4-8 (Pimlico Apartments).*
- 2) Replacement of the Nurse Call system for 183 apartments, KY 4-23 (Connie Griffith Manor).*
- 3) Replacement of windows, KY 4-12 (Edmonds, Merino, and Spiegle).*

Expand the Section 8 homeownership program and have at least 10 new homebuyers under this program and adopt a lease/purchase option

Four (4) S8 participants became new homeowners in the current fiscal year. Fourteen (14) new homebuyers have purchased a house since July 1, 2005. In an effort to expand HO opportunities for S8 participants, a lease-purchase option was approved by the Board of Commissioners in April 2005. This objective has been exceeded.

Sell the three public housing designated homeownership units by December 31, 2006.

This goal was re-evaluated during the 2005-06 fiscal year. As a result of the loss of 389 units at 4-1 and 4-3 to demolition, it was determined that two of the houses be put back into the rental inventory. The house on Niles Drive was sold 2/5/07

GOAL TWO: Reduce the Lexington Housing Authority's financial dependence on HUD.

Evaluate the feasibility and practicality of forming a private real estate management company

It was anticipated that the Operations would take the lead in this effort. We have determined that this goal is neither feasible nor practical due to the major restructuring of the Operations division. The duties of many of the staff have changed substantially. The majority of the Management staff is in a learning curve and new duties do not allow for involvement with this enterprise.

To the degree feasible, acquire additional rental units that can produce a cash flow.
Falcon Crest Apartments, a 72 unit complex, has been acquired by the Lexington Home Ownership Commission (LHOC), a subsidiary of LHA. The renovation of these units is expected to begin in 2008 and be completed in spring or early summer 2009. They will increase our cash flow but they won't be independent of HUD funding.

Investigate the Lexington Housing Authority's intangible assets and market them to other entities for a fee.

This goal has been evaluated. PH Operations staff because of the transition to Asset Management. As a result of Asset management, accounting has had to restructure LHA budgeting practices and does not have the time required to manage the finances of another entity. S8 staff has grown from 2017 units to 2455 units with one additional staff person. Due to the transition to Asset Management, the PH management staff is in a learning curve. We have determined that it is not feasible to market ourselves at this time.

Train maintenance people to perform some of the services currently contracted out.
A Trades II staff person has been certified as a HVAC Technician.

Investigate the potential of using force account labor (hiring people rather than contractors to do certain things).

As a result of Asset Management, the centralized Maintenance department was done away with and small staffs assigned to decentralized AMP groupings. This in effect impeded the ability of LHA to consider the use of force account labor as we had envisioned.

GOAL THREE: Improve the management of programs operated by Lexington Housing Authority

Every year, HUD will recognize Lexington Housing Authority's public housing program as a high performer

Status for 2006-07 Standard performer

Every year, HUD will recognize Lexington Housing Authority's Section 8 program as a high performer

Status for 2006-07 High performer

Provide for a highly trained, effective Lexington Housing Authority staff.

Training for staff in FY 2006-07 includes:

Section 8 staff

In-house Occupancy Training for S8 Specialists and Manager; HUD PIC Training; Nan McKay & Associates Housing Choice Voucher - Housing Quality Standards; Nan McKay Advanced Inspector Training; KHA FSS Coordinator Conference; Nan McKay Eligibility Training; Fair Housing training; KHA Annual Conference; Nan McKay online Rent Calculation training for S8 Specialists; In-house Occupancy training for S8 Specialists and Manager;

Public Housing staff

Executive Director, Deputy Director and Housing Managers attended various NAHRO, SERC and/or KHA trainings over the past year as well as trainings related to new HUD regulations and policies. Topics included Asset Management, LEP, VAWA, Diversity in the workplace, Property management, Professional Development topics, Safety and Security, etc; In-house Occupancy training for all Management Specialists and Housing Managers; HUD EIV training; Fair Housing training; Training re detection of bedbugs in units for all staff who enter apartments

Leasing staff

In-house Occupancy training; Fair Housing training

Accounting staff:

Software training for Tenmast is ongoing for all staff; SERC Workshop 11/07 KHA Annual Conference 9/07; KHA Mid-Year Conference; Fair Housing training

Maintenance staff:

Tenmast software training; Vacancy Prep training; Maintenance Workshop; Fair Housing training; Appliance training; SERC Fall Workshop, Training in Emergency Preparedness and Asset Management for Maintenance; SKILPATH Training 2/9/07 – "How To Deal With Unacceptable Employee Behavior"; Greater Lexington Apartment Assoc. Workshop 1/9/07 – Training re Time Management; Training re detection of bedbugs in units

Mod/Development/HOPE VI/Capital Funds staff:

Fair Housing training; Mod/Development Inspector attended the Davis-Bacon Wage sponsored by Atlanta HUD.

Administration and Human Resources

Fair Housing training; KY Retirement Systems Reporting Official Training, March 1, 2007

Reduce public housing vacancies by 5% per year from July 1, 2005 to June 30, 2010
7/1/05 Baseline: 151 units vacant; 7/1/06: 80 vacant units; 7/1/07: 80 vacant units

Reduce the amount of time it takes to re-occupy a vacant public housing unit to 30 days by June 30, 2008 and 20 days by June 30, 2010
6/30/05 Baseline: 67.36 days; 6/30/06: 53.67 days; 6/30/07: 89.79 days

Evaluate the use of online applications for the public housing and Section 8 programs
The feasibility of taking applications online has been evaluated. A contract has been signed with our software vendor for implementation of an online application system for the PH and S8 programs. We anticipate implementation no later than September 2008.

Educate our partners and stakeholders about the public housing and Section 8 occupancy policies and the process one must participate in to gain entry.

- ***Presentations to Salvation Army Life Skill classes since 9/06 (every other month)***
- ***Participated in Republic Bank's Lexington Affordable Housing Fair 9/30/06***
- ***Presentation re S8 Homeownership Program to Premier Mortgage Group 12/12/06***
- ***Presentation to newly elected District I & II Council members 1/07***
- ***Presentation to newly elected Vice-mayor 2/07***
- ***Presentation to 5th /3rd Bank re S8 Homeownership program 2/26/07***
- ***Presentation to Neighborhood Assn (Versailles Rd area) 4/07***
- ***Participated in the Human Rights Commission Housing Information Station during Fair Housing Month 4/07***
- ***Presentation to attendees at the HRC Fair Housing Conference re Elderly and Disabled housing opportunities with LHA 4/07***
- ***Participated in the Shiloh Baptist Church Resource Fair 8/07***

Upgrade Computer system by June 30, 2006
A contract was entered into February 2006 with Tenmast for a new system. System online effective 7/1/06.

Define, analyze and enhance four work processes per year (look at life-cycle and procurement planning in the first year)

- ***With implementation of new software in 7/06, all work processes were reviewed through a narrative questionnaire. These questionnaires provided the software provider with our policies and procedures for a multitude of tasks. As a result of this and the asset management transition, the opportunity to improve/refine many of our work processes were reviewed. Changes have been made and continue to be made. This process is ongoing.***
- ***The S8 Inspection system was analyzed March 2008.***

Test the concept of standardized equipment in a site for a two-year period.

No action taken

Implement a cross-training program for staff

- *MOD/DEVELOPMENT Inspector was HQS certified in May/06.*
- *Asset Management created a need for PH Operations management staff who were generalists rather than job specialists in one area. Many positions were merged and cross training throughout PH operations became necessary. This has impacted Occupancy, Inspections, Work Orders and Leasing.*

Sponsor quarterly briefings and/or update sessions to attract and retain Section 8 landlords

Quarterly briefings for Landlords have occurred each quarter beginning March 2006.

Comply with the numerous changing HUD requirements in a timely and effective manner.

- *Procured Consultants through a RFP to assist in the transition to Asset Management.*
- *Implemented Asset Management 7/1/07*
- *Provided in house staff training re LEP, VAWA and Occupancy changes for students in the PH and S8 programs*
- *Completed the Four Factor Analysis for determining Limited English Proficiency needs for potential and current LHA applicants as well as LHA residents.*

GOAL FOUR: Provide the opportunity for the Lexington Housing Authority's public housing residents and Section 8 participants to improve the quality of their lives

Develop five new partnerships per year that will enhance the quality of life of Lexington Housing Authority's residents and/or Section 8 participants

2007-08 Partnership established with KHC to house persons through the Safe Havens program utilizing HCV's; Partnered with the Urban League to provide housing to elderly persons in need of permanent housing; "Follow the Money" program for elderly through KHC and Bluegrass ADD; International Transportation Network (for the elderly and disabled); Partnered with Stryker Physiotherapy Associates for In-home Physical Therapy; Audio-Bell provides free hearing tests for elderly; Senior Companions; Young At Heart Health Care agency

Enhance the security of public housing residents by developing and beginning the implementation of an effective plan by December 31, 2005.

In 12/05, re-established a police liaison for Housing Managers to assist in providing a more secure environment for LHA residents. An April meeting has been planned with the new police chief to strengthen security efforts.

Maintain compliance with all applicable legal requirements imposed by VAWA in the provision of housing opportunities to victims of domestic violence, dating violence, or stalking.

This goal was added to the 2007 Annual Plan to comply with HUD's requirement. All PH, S8 and Leasing staffs have been trained regarding this requirement.

GOAL FIVE: Ensure equal opportunity and affirmatively further fair housing

Operate Lexington Housing Authority in full compliance with all equal opportunity laws and regulations

LHA is committed to operating in full compliance with all equal opportunity laws. Each year, mandatory training is provided for all staff on topics related to Fair Housing law.

2006 Fair Housing Training 8/30

2007 Fair Housing Training 4/20

- Accipio Language Services is being used for Interpreter services for LHA applicants and residents with Limited English Proficiency. Entered into a contract with another service, In Every Language, as a backup.

- An online application system will be implemented in both English and Spanish in 2008.

Each year, make a special outreach to advocates for people with disabilities through advertisement, agency contacts and/or community events

Information was sent out to community and advocacy agencies during Fair Housing month in April 07. Participated in a panel discussion regarding Accessible Housing during the Human Right's Commission Fair Housing workshop on 4/10/07.

Be known as a community leader in promoting fair housing

LHA seeks to treat all persons fairly and equally. Accommodations are provided to allow persons to have equal access to LHA programs. In an effort to maintain a visible presence and make it known publicly of our support for fair housing issues, LHA is a strong supporter of the activities of the Human Rights Commission (HRC). This agency participates as a co-sponsor for the HRC's Annual Fair Housing Luncheon and sends a large contingent each year.

Expand eligibility for Self-Sufficiency sites to include disabled persons who meet the Self-Sufficiency housing requirements with the exception of the work and/or full-time student requirement

During FY2006-07 disabled persons became eligible for the Self-Sufficiency sites.

Annual PHA Plan
PHA Fiscal Year 2008
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

- Standard Plan**
- Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	
ii. Table of Contents	
1. Housing Needs	6
2. Financial Resources	12
3. Policies on Eligibility, Selection and Admissions	13
4. Rent Determination Policies	24
5. Operations and Management Policies	29
6. Grievance Procedures	30
7. Capital Improvement Needs	31
8. Demolition and Disposition	33
9. Designation of Housing	35
10. Conversions of Public Housing	36
11. Homeownership	43
12. Community Service Programs	46
13. Crime and Safety	49
14. Pets (Inactive for January 1 PHAs)	51
15. Civil Rights Certifications (included with PHA Plan Certifications)	51
16. Audit	51
17. Asset Management	51
18. Other Information	52

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:

- | | | |
|-------------------------------------|---|-----------------|
| <input checked="" type="checkbox"/> | Admissions Policy for Deconcentration | KY004a01 |
| <input checked="" type="checkbox"/> | FY 2008 Capital Fund Program Annual Statement | KY004b01 |
| <input type="checkbox"/> | Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) | |
| <input checked="" type="checkbox"/> | List of Resident Advisory Board Members | KY004c01 |
| <input checked="" type="checkbox"/> | List of Resident Board Member | KY004d01 |
| <input checked="" type="checkbox"/> | Community Service Description of Implementation | KY004e01 |
| <input checked="" type="checkbox"/> | Information on Pet Policy | KY004f01 |
| <input checked="" type="checkbox"/> | Section 8 Homeownership Capacity Statement, if applicable | KY004g01 |
| <input type="checkbox"/> | Description of Homeownership Programs, if applicable | |
| <input checked="" type="checkbox"/> | FY 2005 Performance and Evaluation Reports | KY004h01 |
| <input checked="" type="checkbox"/> | FY 2006 Performance and Evaluation Reports | KY004i01 |
| <input checked="" type="checkbox"/> | FY 2007 Performance and Evaluation Reports | KY004j01 |
| <input checked="" type="checkbox"/> | HOPE VI Performance and Evaluation Reports | KY004k01 |
| <input checked="" type="checkbox"/> | FY 2005 Replacement Housing Factor Reports | KY004l01 |
| <input checked="" type="checkbox"/> | FY 2005 Replacement Housing Factor Reports | KY004m01 |
| <input checked="" type="checkbox"/> | FY 2006 Replacement Housing Factor Reports | KY004n01 |
| <input checked="" type="checkbox"/> | FY 2006 Replacement Housing Factor Reports | KY004o01 |
| <input checked="" type="checkbox"/> | FY 2007 Replacement Housing Factor Reports | KY004p01 |
| <input checked="" type="checkbox"/> | FY 2007 Replacement Housing Factor Reports | KY004q01 |
| <input checked="" type="checkbox"/> | Definition of Substantial Deviation and Significant Amendment | KY004r01 |

Optional Attachments:

- | | | |
|-------------------------------------|---|-----------------|
| <input checked="" type="checkbox"/> | PHA Management Organizational Chart | KY004s01 |
| <input checked="" type="checkbox"/> | FY 2008 Capital Fund Program 5 Year Action Plan | KY004b01 |
| <input type="checkbox"/> | Public Housing Drug Elimination Program (PHDEP) Plan | |
| <input type="checkbox"/> | Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) | |
| <input type="checkbox"/> | Other (List below, providing each attachment name) | |
| <input checked="" type="checkbox"/> | Violence Against Women Act Policy | KY004t01 |

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	eradication of pest infestation (including cockroach infestation)	
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" 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
PH – N/A S8 - X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	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
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional)	(specify as needed)

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	(list individually; use as many lines as necessary)	
X	Violence Against Women Act (VAWA) Policy	

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	8264	5	5	5	5	2	2
Income >30% but <=50% of AMI	6095	4	4	4	4	2	2
Income >50% but <80% of AMI	3425	3	3	3	3	1	1
Elderly	2027	3	3	3	3	1	1
Families with Disabilities	2939	4	4	4	4	2	2
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	715		365
Extremely low income <=30% AMI	611	85.45	
Very low income (>30% but <=50% AMI)	82	11.47	
Low income (>50% but <80% AMI)	22	3.08	
Families with children	214	29.93	
Elderly families	37	5.17	
Families with Disabilities	16	2.24	
Race/ethnicity/White	325	45.45	
Race/ethnicity/Black	385	53.85	
Race/ethnicity/Other	5	0.70	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			

Housing Needs of Families on the Waiting List			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 42			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
<i>We intend to re-open the waiting list when we reduce the number to approximately 500 applicants. We anticipate using a lottery system.</i>			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1887		375
Extremely low income <=30% AMI	1569	83.15	
Very low income (>30% but <=50% AMI)	267	14.15	
Low income (>50% but <80% AMI)	51	2.70	
Families with children	787	41.71	
Elderly families	85	4.50	
Families with Disabilities	162	8.59	
Race/ethnicity/White	642	34.02	
Race/ethnicity/Black	1195	63.33	
Race/ethnicity/Other	50	2.65	
Race/ethnicity			

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	896	47.48	
2 BR	507	26.87	
3 BR	386	20.46	
4 BR	95	5.03	
5 BR	3	0.16	
5+ BR	N/A	N/A	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below) ***Reduce time to lease public housing units***

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

Select all that apply

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

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below) ***15% of Phase II units set aside for persons/families with disabilities as defined by KY Housing Corp.***

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below) *Expand housing opportunities for elderly households via the HUD working preference.*

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 (COMPLETED)
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below) *Expand housing opportunities for disabled households via the HUD working preference.*
- Implement an online application system*

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

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below) *Implement an online application system in Spanish*

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations

Other: (list below)

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2008 grants)		
a) Public Housing Operating Fund	<i>\$3,694,806</i>	
b) Public Housing Capital Fund	<i>\$1,890,223.00</i>	
c) HOPE VI Revitalization	<i>See below</i>	
d) HOPE VI Demolition	<i>00.00</i>	
e) Annual Contributions for Section 8 Tenant-Based Assistance	<i>\$15,859,125</i>	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	<i>00.00</i>	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
g) Resident Opportunity and Self-Sufficiency Grants	<i>00.00</i>	
h) Community Development Block Grant	<i>00.00</i>	
i) HOME	<i>\$300,000.00</i>	<i>Gap funding for Falcon Crest rehabilitation</i>
Other Federal Grants (list below)	<i>00.00</i>	
CFPRHF	<i>\$2,246,787.00</i>	<i>Development of BGA HOPE VI Replacement units</i>
2. Prior Year Federal Grants (unobligated funds only) (list below)		
HOPE VI Revitalization	<i>\$5,521,217.79</i>	<i>Bluegrass Aspendale Revitalization</i>
CFP	<i>\$272,620.30</i>	<i>Dwelling structures and Site improvements-KY 4-7, 4-8, 4-12 4-13,4-15, 4-23</i>
RHF	<i>00.00</i>	
3. Public Housing Dwelling Rental Income	<i>\$1,298,666</i>	
4. Other income (list below)		
Misc. Tenant Charges	<i>\$86,221</i>	
4. Non-federal sources (list below)		
Commissions	<i>\$1,000</i>	
Total resources	<i>\$31,170,666</i>	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) ***When applicant reaches the top of the waiting list and a unit is available for the site selected.***

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) ***Age, balances owed to LHA and other assisted housing properties, employment and/or full-time student criteria for self-sufficiency properties***

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

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

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source) ***From time to time but not on a regular basis. Any of the three sources may be used based on the circumstances.***

(2)Waiting List Organization

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

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe) ***We are exploring the possibility of utilizing waiting lists by zones or a combination of a conventional waiting list and site based waiting list. They were both discussed at the RAB meetings and we also plan to discuss them at the Public Hearing. We will then request approval from HUD to implement one of the proposed lists if we decide to move forward.***

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

- PHA main administrative office *Central office currently handles leasing. This may change under Asset Management.*
- PHA development site management office *Ballard-Griffith towers (for that site only). Additionally, as a result of Asset Management, we are exploring decentralization of the leasing function. Applications may be taken at all Management offices if a decision is made to decentralize.*
- Other (list below) *We are exploring the possibility of training the Hope Center, Chrysalis House, Serenity Place, VOA, TSHC and other non-profits to take housing applications.*

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? **28**

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? **1**

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? **3 as long as they qualify for the selected site**

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 – *For information only at this time.*
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below) *Ballard-Griffith Towers (for that site only)*

(3) Assignment

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

- One
- Two
- Three or More

- b. Yes No: Is this policy consistent across all waiting list types? ***However, there are exceptions, which can be found in the ACOP, e.g. financial hardship.***
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below) ***Work or childcare related, Hate crimes, Requests from Law enforcement related to the safety of a resident, Violence Against Women Act (VAWA)***

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below) ***Order of preference for Singles at General Housing sites: 1) Elderly, handicapped, disabled, displaced; 2) Working singles who have been employed for at least six (6) months prior to being made eligible; 3) Full-time students engaged in a post-secondary education pursuit; 4) Other singles.***
- Eligible families who are displaced by LHA action receive a preference over all other families during the time of relocation.***
- Pregnant individuals within 3 months of delivery will receive a preference over all other singles when a 2BR dwelling unit becomes available and there are no families on the 2 BR wait list. Other pregnant individuals will be offered based on due date until 2 BR applicants are available***
- Section 8 participants who are removed from the S8 program as a result of funding cuts will receive a preference.***
- Eligible LHA Leaseholders who wish to transfer to a Tax Credit property.***
- Evacuees from Hurricanes Katrina and Rita***
- If qualified, families who are displaced by LHA acquisition of a property and who wish to return, receive a preference during the initial lease-up of the acquired property.***
- Former Leaseholders who were displaced as a result of HOPE VI and who qualify for the newly developed, acquired or renovated Hope VI sites, will receive a preference during the initial lease-up of the sites over all other families.***

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

2 Date and Time

Former Federal preferences:

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

High rent burden

Other preferences (select all that apply)

- 3 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)
- 3 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 - ***Order of preference for Singles at General housing sites: 1) Elderly, handicapped, disabled, displaced; 2) Working singles who have been employed for at least six (6) months prior to being made eligible; 3) Full-time students engaged in a post-secondary education pursuit; 4) Other singles.***
 - 3 - ***Former residents of Falcon Crest who were displaced as a result of LHA acquisition, who want to return to the complex and who meet the eligibility requirements for the assisted housing program that Falcon Crest will be funded under will receive a preference during the initial lease-up of the property.***
 - 1 - ***Eligible families who are displaced by LHA action receive a preference over all other families during the time of relocation.***
 - 4 - ***Pregnant individuals within 3 months of delivery will receive a preference over all other singles when a 2BR dwelling unit becomes available and there are no families on the 2 BR wait list.***
 - 2 - ***Section 8 participants who are removed from the S8 program as a result of funding cuts.***
 - 3 - ***Evacuees from Hurricanes Katrina and Rita.***
 - 2 - ***If eligible, families who are displaced by LHA acquisition of a property and who wish to return, receive a preference during the initial lease-up of the acquired property.***
 - 1 - ***LHA Leaseholders who were displaced as a result of HOPE VI and who qualify for the newly developed, acquired or renovated Hope VI sites, will receive a preference during the initial lease-up of the sites over all other families.***
 - 4 - ***Eligible LHA Leaseholders who wish to transfer to a Tax Credit property.***

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

(select all that apply)

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

(6) Deconcentration and Income Mixing

a. Yes No: 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:
KY4-7, KY4-8,
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
KY 4-9, 4-12, 4-13, 4-14, 4-15, 4-19, 4-21 and all subsequent properties.
- 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: **KY4-7, KY4-8**

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

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below: ***Special efforts have previously been put in place for KY 4-9, 4-12, 4-13, 4-14, 4-15, 4-19, and 4-21 and all subsequent properties. No additional actions will be taken.***

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) ***We have in the past, but not recently. Any of the three sources may be used based on the circumstances.***
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below) ***Upon the request of a prospective landlord, the Lexington Housing Authority will share prior housing history of previous landlords that has been documented in the file.***

(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:

- ***30 days upon request***

- ***Up to 60 additional days upon request for persons/families with disabilities***

(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)

- ***Residents in the LHA Public Housing Program who are required to relocate as a result of LHA action.***
- ***Families who meet S8 eligibility criteria and are approved for the following programs: Community Action Council Family Self-Sufficiency Program, Canaan House, One Parent Family, Virginia Place, Shelter Plus programs, New Beginnings, Chrysalis House/Serenity Place, Hope Center for Men and Hope Center for Women, Volunteers of America Transitional Housing Program, Urban League Men As Nurturers and Senior Programs, **Bluegrass Domestic Violence Program.*****

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your

second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

2 Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

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

- 1 - ***Residents in the LHA Public Housing Program who are required to relocate as a result of LHA action.***
- 2 - ***Families who meet S8 eligibility criteria and are approved for the following programs: Community Action Council Family Self-Sufficiency Program, Canaan House, One Parent Family, Virginia Place, Shelter Plus programs, New Beginnings, Chrysalis House/Serenity Place, Hope Center for Men and Hope Center for Women, Volunteers of America Transitional Housing Program, Urban League Men As Nurturers and Senior Programs, **Bluegrass Domestic Violence Program*****

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) *Special Partners announce availability. PHA eligibility staff/management staff make referrals. Announcements are made at coordinating agency meetings/forums.*

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

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 a number of years, LHA has excluded 15% of earned income for public housing residents. However, due to budget cuts this permissive deduction is in the process of being phased out. Beginning with FY 2007-08, we began the phase out with a 5% reduction per year until the permissive deduction will be totally phased out.

- For household heads
 For other family members (*18 years of age and older*)
 For transportation expenses

- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

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

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

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

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

f. Rent re-determinations:

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

- Never
- At family option

- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below) ***(1) Report income increases only if a decrease has been requested between annual recertifications or admission and annual recertification. (2) Report all changes in family composition within 10 days.***

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

ISA's may be offered to Hope VI families who enter into a Homeownership program through one of our CSS partners and who qualify for the Earned Income Disallowance.

(2) Flat Rents

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

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

Rents of LHA Leaseholders

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached. **KY004r01**
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover Fill in
Public Housing	995	35%
Section 8 Vouchers	2430	15%
Section 8 Certificates	<i>N/A</i>	
Section 8 Mod Rehab	<i>N/A</i>	
Special Purpose Section 8 Certificates/Vouchers (list individually)	25 Mainstream	10%
Public Housing Drug Elimination Program (PHDEP)	<i>N/A</i>	
Other Federal Programs(list individually)	134 HUD Multi-family	29%
Tax Credit – Market rate	15	20%

C. Management and Maintenance Policies

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

- (1) Public Housing Maintenance and Management: (list below)
**Management: Admissions and Continued Occupancy Policy;
 Ballard/Griffith House Rules; Lease; Procurement, Asset Disposition and Personnel policies**

***Maintenance: Maintenance Plan; Schedule of Maintenance Charges;
Cockroach infestation policy***

(2) Section 8 Management: (list below)

Housing Choice Voucher Administrative Plan

Housing Choice Voucher Family Self-Sufficiency Action Plan

Housing Choice Voucher Home Ownership Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below

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

- PHA main administrative office (***Section 8 department***)
 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 (state name) **KY004b01**

-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 (state name) **KY004b01**

-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: Fowler Gardens, Haverly-Caulder, Bluegrass Aspendale (Bluegrass Aspendale HOPE VI Revitalization)
2. Development (project) number: KY 4-1, 4-3, 4-4
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:
1) Application submitted January/08 and approved March/2008 for 2008 LIHTC set-aside of 88 units for BG Phase IV.
2) Renovation of Falcon Crest to start April/May 2008.
3) Tax Exempt Bond application was submitted March 31, 2008 for BG Phase V set-aside of 88 units.

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:
The application for LIHTC for BG IV was approved and if the tax exempt bond application for BG V is approved, LHA will start construction in November/December 2008.

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.)

Demolition/Disposition Activity Description	
1a. Development name:	Fowler Gardens
1b. Development (project) number:	KY 4-1
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>05/08</u>
5. Number of units affected:	0 (vacant land disposition)
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 5/08 b. Projected end date of activity: 08/08

Demolition/Disposition Activity Description	
1a. Development name:	Haverly-Caulder
1b. Development (project) number:	KY 4-3
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>

4. Date application approved, submitted, or planned for submission: <u>(05/08)</u>
5. Number of units affected: 0 (vacant land disposition)
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 05/08 b. Projected end date of activity: 12/31/09

Demolition/Disposition Activity Description
1a. Development name: Bluegrass Aspendale 1b. Development (project) number: KY 4-4
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(05/08)</u>
5. Number of units affected: 0 (vacant land disposition)
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 05/08 b. Projected end date of activity: 12/31/09

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

[24 CFR Part 903.7 9 (i)]

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

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

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

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name:	<i>Connie Griffith Manor (Griffith Towers)</i>
1b. Development (project) number:	<i>KY4-23</i>
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> (<i>near elderly & elderly 55 years and older</i>) 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"/> <i>orig.apprvl date: 2/13/97</i> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> For renewal in February 2008
4. Date this designation approved, submitted, or planned for submission:	<u><i>13/02/08</i></u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	183
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name: <i>Appian/Rogers/McCullough</i>	
1b. Development (project) number: <i>KY 4-7</i>	
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 checked="" type="checkbox"/> Other (explain below) <i>Assessment completed 9/01</i>	
3. <input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)	

--

Conversion of Public Housing Activity Description
--

1a. Development name: <i>Pimlico Apartments</i> 1b. Development (project) number: <i>KY 4-8</i>
--

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 checked="" type="checkbox"/> Other (explain below) <i>Assessment completed 9/01</i>
--

3. <input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)
--

Conversion of Public Housing Activity Description
--

1a. Development name: <i>Bainbridge/Constitution/Pine Valley</i> 1b. Development (project) number: <i>KY 4-9</i>

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 checked="" type="checkbox"/> Other (explain below) <i>Assessment completed 9/01</i>
--

3. <input type="checkbox"/> Yes <input checked="" 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)

Conversion Plan in development

Conversion Plan submitted to HUD on: (DD/MM/YYYY)

Conversion Plan approved by HUD on: (DD/MM/YYYY)

Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

Units addressed in a pending or approved demolition application (date submitted or approved:

Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)

Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)

Requirements no longer applicable: vacancy rates are less than 10 percent

Requirements no longer applicable: site now has less than 300 units

Other: (describe below)

Conversion of Public Housing Activity Description
<p>1a. Development name: <i>Scattered Sites</i></p> <p>1b. Development (project) number: <i>KY4-12</i></p>
<p>2. What is the status of the required assessment?</p> <p><input type="checkbox"/> Assessment underway</p> <p><input type="checkbox"/> Assessment results submitted to HUD</p> <p><input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)</p> <p><input checked="" type="checkbox"/> Other (explain below) <i>Assessment completed 9/01</i></p>
<p>3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)</p>
<p>4. Status of Conversion Plan (select the statement that best describes the current status)</p> <p><input type="checkbox"/> Conversion Plan in development</p> <p><input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway</p>
<p>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</p> <p><input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application</p>

(date submitted or approved:)

Units addressed in a pending or approved HOPE VI Revitalization Plan
(date submitted or approved:)

Requirements no longer applicable: vacancy rates are less than 10 percent

Requirements no longer applicable: site now has less than 300 units

Other: (describe below)

Conversion of Public Housing Activity Description	
1a. Development name: <i>Allante/Camelot/Atiya/Wilson</i>	
1b. Development (project) number: <i>KY4-13</i>	
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 checked="" type="checkbox"/> Other (explain below) <i>Assessment completed 9/01</i>	
3. <input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)	

Conversion of Public Housing Activity Description	
1a. Development name: <i>Single Family Homes</i>	
1b. Development (project) number: <i>KY4-14</i>	

<p>2. What is the status of the required assessment?</p> <p><input type="checkbox"/> Assessment underway</p> <p><input type="checkbox"/> Assessment results submitted to HUD</p> <p><input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)</p> <p><input checked="" type="checkbox"/> Other (explain below) <i>Assessment completed 9/01</i></p>
<p>3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)</p>
<p>4. Status of Conversion Plan (select the statement that best describes the current status)</p> <p><input type="checkbox"/> Conversion Plan in development</p> <p><input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway</p>
<p>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</p> <p><input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:)</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)</p> <p><input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent</p> <p><input checked="" type="checkbox"/> Requirements no longer applicable: site now has less than 300 units</p> <p><input type="checkbox"/> Other: (describe below)</p>

Conversion of Public Housing Activity Description	
<p>1a. Development name: <i>Single Family Homes</i></p> <p>1b. Development (project) number: <i>KY 4-15</i></p>	
<p>2. What is the status of the required assessment?</p> <p><input type="checkbox"/> Assessment underway</p> <p><input type="checkbox"/> Assessment results submitted to HUD</p> <p><input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)</p> <p><input checked="" type="checkbox"/> Other (explain below) <i>Assessment completed 9/01</i></p>	
<p>3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)</p>	
<p>4. Status of Conversion Plan (select the statement that best describes the current status)</p> <p><input type="checkbox"/> Conversion Plan in development</p>	

<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 checked="" type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

Conversion of Public Housing Activity Description
1a. Development name: <i>Single Family Homes</i> 1b. Development (project) number: <i>KY4-19</i>
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 checked="" type="checkbox"/> Other (explain below) <i>Assessment completed 9/01</i>
3. <input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

Conversion of Public Housing Activity Description
1a. Development name: <i>Catera/Heartsbrook/Rosemary/Wilson</i>
1b. Development (project) number: <i>KY4-21</i>
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 checked="" type="checkbox"/> Other (explain below) <i>Assessment completed 9/01</i>
3. <input type="checkbox"/> Yes <input checked="" 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 checked="" 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

Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments? Answer: 11
- 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)? Answer: 1
- b. How many Assessments were conducted for the PHA's covered developments? Answer: 11
- c. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: Answer: None
- d. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: Answer: N/A

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.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: <i>Single Family Homes</i> 1b. Development (project) number: <i>KY4-14</i>
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" 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 checked="" 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: <u>(16/12/1992)</u>
5. Number of units affected: 26 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: <i>Single Family Homes</i> 1b. Development (project) number: <i>KY4-15</i>
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" 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 checked="" 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: <u>(16/12/1992)</u>
6. Number of units affected: 71 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)

1a. Development name: <i>Single Family Homes</i> 1b. Development (project) number: <i>KY4-19</i>
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" 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 checked="" 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: <u>(05/08/1997)</u>
7. Number of units affected: 97 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" 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.) **KY004g01**

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:

- ◇ *Have completed an initial lease term in the Section 8 HCV program;*
- ◇ *Have fully repaid any outstanding debt owed to the LHA or any other HA;*

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA 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? 01/07/00

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>LexLinc (FSS)</i>	2	<i>Specific Criteria</i>	<i>Cabinet for Families & Children/Subcontractors</i>	S8
<i>Virginia Place (FSS)</i>	80	<i>Specific Criteria</i>	<i>Virginia Place</i>	S8
<i>Community Action Council (CAC) (FSS)</i>	50	<i>Specific Criteria</i>	<i>CAC</i>	S8
<i>H. H. Greene Center (Child Care)</i>	55	<i>Specific Criteria</i>	<i>CAC</i>	Both
<i>Kiwanis Center (Child Care)</i>	57	<i>Specific Criteria</i>	<i>CAC</i>	Both
<i>Chrysalis House/Serenity House (Recovery Program for Substance Abuse)</i>	40	<i>Specific Criteria</i>	<i>Chrysalis House</i>	S8
<i>Hope Center Recovery Program for Men & Women</i>	42	<i>Specific Criteria</i>	<i>Hope Center Recovery Program for Men & Women</i>	S8
<i>HOPE VI Bluegrass-Aspendale (Community and Supportive Services)</i>	248	<i>Specific Criteria</i>	<i>DSS; Mgmt Office</i>	PH

<i>Volunteers of America</i>	<i>25</i>	<i>Specific Criteria</i>	<i>VOA</i>	<i>S8</i>
<i>Urban League</i>	<i>15</i>	<i>Specific criteria</i>	<i>Urban League</i>	<i>S8</i>
<i>Bluegrass Domestic Violence Program</i>	<i>25</i>	<i>Specific criteria</i>	<i>BDVP</i>	<i>S8</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: 02/28/07)
Public Housing	<i>N/A</i>	<i>0</i>
Section 8	<i>42</i>	<i>52</i>

- 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? *N/A*
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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

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

Attachment KY004e01

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

(select all that apply)

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

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

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

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

KY4-7, KY4-8, KY4-26

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

1. List the crime prevention activities the PHA has undertaken or plans to undertake:

(select all that apply)

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

- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)
 - Coordinate with police in an effort to develop and implement drug prevention activities to provide a more secure housing environment for LHA households.*
 - *Contract with a towing service to clear parking lots of inoperable vehicles*
 - *Strict lease enforcement to send a message that criminal/drug related behavior is unwelcome.*

2. Which developments are most affected? (list below)
KY4-7, KY4-8, KY4-26

C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services (*With the loss of PHDEP, there is no longer a formal agreement with the police. However, the police continue to be a strong partner and provide assistance to LHA communities.*)
- Other activities (list below)
Police testify and otherwise support eviction cases whenever needed.

2. Which developments are most affected? (list below)
KY4-7, KY4-8, KY4-26

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

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

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

- Yes No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Attachment KY004f01

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below) *Development-based management*

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

Attached at Attachment (File name)

Provided below:

RAB meetings were held to discuss the Annual Plan, progress on LHA Goals, proposed changes/additions to the ACOP and Admin Plan, Capital Fund Activities and the HOPE VI grant. Questions were asked and some comments were made. Highlights of the meetings are as follows:

*Resident Advisory Meeting
January 23, 2008
Minutes*

I. Meeting overview

- a. Explanation of Agency Plan*
- b. Purpose of RAB*
- c. Expectations of RAB members*

*II. Elections: Cheryl Birch – Chairman
Nicole Talbert – Vice-Chair*

III. Shirley Cook provided a handout containing the LHA 5 Yr Goals and Objectives and the progress made on them during the past year.

IV. Staff Reports

a. Capital Fund: Debbie Hoskins discussed current and future CF activities, including a Nurse Call station. A RAB member inquired, “What is a nurse call station?” and received a reply. She asked for recommendations from the RAB for improvements for the PH communities.

b. HOPE VI: Debbie Hoskins discussed HOPE VI progress.

c. Finance: Sean Cooper discussed budgeting for asset management VS an agency wide budget.

d. Asset Management Re-organization:

1. Shirley Cook provided an overview. Asked the residents if they had noticed any changes and the response indicated that everything seemed to be running smooth. The residents indicated that they had not been impacted negatively as a result of the change.

**A resident commented that Tower Plaza was in good shape because maintenance was right there – they were well pleased!*

**A RAB member asked, “Are managers monitoring the progress?” Ms. Cook answered that the only way we would know from residents is by the response on customer satisfaction cards and receiving fewer calls. She noted that progress was also being tracked through a Performance report.*

**Adding a 4th manager seems to have been received well by residents.*

**A RAB member noted, “Newer properties would not have as many service calls probably evens everything out.” “Older properties mean more service calls.”*

Question: “What has been the difference in maintenance?”

- Reduction in gas*
- Less area for a maintenance person to cover*
- Reduction in materials and contract labor*

Resident made the comment “I have seen some changes and I believe everything will be okay.”

** Survey cards:*

2. Team I: Greg LaRue discussed asset management changes

3. Team II: Carolyn Fish and Tom Smith discussed asset management changes

4. Team III: Dot Lesage discussed asset management changes

5. Team IV: Carolyn Smith and Bill Brown discussed asset management changes

V. Discussion of proposed Annual Plan activity for FY 08 – 09

a. 2008 Annual Plan activity will be discussed at the next meeting. S. Cook asked for recommendations from the RAB related to policies, procedures, management, maintenance, improvements, or anything else that someone might suggest.

b. Dot LeSage indicated that we are considering passing on attorney costs to the resident when we have to go to court (i.e. eviction)

c. Carolyn Smith discussed the recent outbreak of bed bugs and that we are considering an addendum to the lease to address pests.

**A RAB member asked, “Why don’t you fine people when there is a bug problem?” S. Cook responded that HUD does not allow PHAs to fine – However, costs can be passed along under certain circumstances. Also*

explained the possibility of eviction, if appropriate.
d. Demolition-Disposition application discussed by D. Hoskins. She reminded residents to think about any neighborhood or site improvements that they would be interested in and to also talk with their neighbors who live in Public Housing for their input.

VI. Announcements

No announcements from RAB or staff.

Next meeting date: Tuesday, February 12, 2008

VII. Meeting adjourned

Resident Advisory Meeting February 12, 2008

The meeting was called to order by the RAB Chair. A S8 staff report was made by Bren Jones. Additionally, the draft Plan was presented for FY 2008-2009. It will probably have the fewest policy changes in a number of years. The following was discussed:

- 1. The draftpest addendum was mailed to the RAB members prior to the meeting. There were no comments regarding the proposed addendum.*
- 2. Surprisingly, there were no comments regarding passing on the attorney fees to persons who were taken to court. Reported that we had to determine how to best assess the cost and were considering coming up with one flat rate rather than charging a different amount each month based on a bill pro-ration. Advised that we would report on the amount of the fee next month.*
- 3. We informed the RAB that determination of eligibility for applicants was now occurring at the site level and about the possibility of changing the waiting list from site based and implementing an online application system.*
- 4. Site improvements were discussed.*
- 5. HOPE VI:*
 - a. A Temp is being hired to assist with the Lease-up of Phase III.*
 - b. A contractor has been selected for the renovation of Falcon Crest, a property acquired in the south end of town. Falcon Crest and the topic of HOPE VI in general generated a great deal of discussion and questions.*
 - i. Are there time limits for this site?*
 - ii. Where is Falcon Crest located?*
 - iii. What made you decide to have a pool?*
 - iv. How much insurance for pool?*
 - v. How long is wait list?*
 - vi. Do we need to consider private security since we have so many sites?*
 - vii. Do police still work with us?*

viii. *The RAB Chair noted the need for residents to communicate with the Manager.*

ix. *It was also noted that the RAB can also act as a way for residents to bring problems to the attention of Management.*

Replies were provided for questions with the exception of item iv. Won't have that information until site is ready to open.

6. *The Ballard-Griffith Manager reported receiving an anonymous letter requesting an ATM machine be installed in the building, GED classes, a paid position for an ordained minister and an on-site beauty shop. The Manager noted that there was a licensed cosmetologist who might be willing "do hair" at the high-rise. We noted that as an agency, we could not hire a minister to perform pastoral duties. Her report led to an inquiry whether "it had gotten better at the high-rise" and it was noted by a RAB member that it seemed that "things are getting better since last time".*
7. *Noted that the budget was being prepared and a report would be given at the next meeting.*
8. *Concluded with a request to offer any suggestions, improvements and comments to the Managers or S. Cook at Central office.*

Next meeting date: Tuesday, 3/18 at 5:30.

Resident Advisory Meeting March 18, 2008

The March meeting is the final meeting before the Public Hearing. Everything discussed in previous meetings is incorporated into the final Plan and presented to the RAB. Cheryl Birch, RAB, Chair opened the meeting and called on LHA staff to make the final presentations. Staff covered the following items:

1. Five Year Goals

- No questions or comments from RAB.

2. Wait List

- Discussed the current wait list and the issues associated with it. There was a good bit of discussion regarding two possible waiting list procedures that we floated to the RAB. It was explained that either would require approval from HUD because they both deviated from the wait list models prescribed by HUD. Some people favored the zone selections whereby applicants could choose one of four zones providing them with an opportunity to choose the south, central and east, west and north sectors of the city or elderly housing. Others favored utilizing one conventional list and allowing an applicant to select the site when they reached the top of the waiting list. However, all agreed that either would benefit the applicant more so than the traditional conventional wait list or a site based list.

Question – Will LHA continue to take applications at the Hi-Rise if the procedure is changed?

Answer – Yes, applicants may continue to apply for Ballard-Griffith at the site.

3. Opening of S8 Wait List

- There was discussion concerning issues surrounding the opening of the S8 wait list. We discussed our plans to implement an online application system which would give applicants 24 hour access to the application process. Explained the intention to utilize a lottery system for the placement of applicants on the list. In response to a RAB question, informed the group that persons already on the list would maintain their places. Only new persons would be put in the lottery. A RAB member asked if applicants could make changes to their application at a later time and was informed that the system doesn't have the capability at this time. Advised that the waiting list would be open for 5 - 10 days.

4. Financial Resources

- Presented the LHA budget and its financial resources. No comments

5. Admissions/Occupancy for PH and S8

- PH: Reviewed the pest addendum that would be proposed during the Public Hearing. An overview of detecting bedbugs and what to do about them was provided. We agreed to provide handout information to the RAB after the staff training that would be occurring in April.

- PH: Provided the RAB with the proposed flat attorney fee that would be charged to persons who were taken to court. Explained how the \$45.00 per person fee was determined. In response to a question, responded that the cost would only be passed on if we were given judgment in court. Also noted that in some cases, there could be additional attorney fees for court cases that extended beyond the initial forcible detainer hearing.

- PH: Proposed that persons who do not have a 12 month housing reference be moved into General Housing and establish a good housing reference to attain eligibility for Self-Sufficiency housing. An alternative will be to have parent(s) or other responsible party act as a sort of co-signer on the applicant's behalf for one year.

- S8: Need to have more participants avail themselves of the Homeownership Program.

6. Capital Improvement Needs

- Plans for 2008-09 were discussed. Also discussed was the flexibility to move money between sites as needed.

7. HOPE VI

- The remaining phases to complete the Bluegrass-Aspendale revitalization were discussed.

8. Other Information

- Based on our Limited English Proficiency analysis, the online application system will also be available in Spanish.

-The Public Hearing for the 2008 -2009 Annual Plan will be held on April 10, 2008 at 5:30 p.m.

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) *There was discussion and questions. However, there were no objections or changes to anything proposed this year.*

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

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here) *Lexington-Fayette Urban Co.*
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

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

As a part of Lexington-Fayette Urban County Housing Authority's effort to revitalize the Bluegrass-Aspendale public housing community, the Lexington-Fayette Urban County Government (LFUCG) has provided \$2 million dollars for the construction of a new boulevard running through the site, has committed vacant residential lots valued at \$384,000 for the project's four-year period, has committed \$300,000 in HOME funding for Falcon Crest housing rehab, and has pledged \$150,000 in HOME/general fund dollars for homeownership opportunities in the area for employees of LFUCG's "Live Where You Work program". The LFUCG's Department of Social Services has been contracted to provide the Community and Supportive Services component encompassing activities that are designed to promote upward mobility, self sufficiency, and improved quality of life for the residents of the Bluegrass-Aspendale HOPE VI revitalization. R.E.A.C.H., Inc., a first-time homebuyers program has committed \$50,000 of each year's HOME allocation for the eligible first-time homebuyers of the HOPE VI units. LFUCG has also pledged the use of HOME funding in the amount of \$150,000 for use by other nonprofits in assisting seven families with homeownership opportunities in and near the site. Finally, the city has pledged 2.9 million dollars to transform the new school that will be located on the site into a community school.

D. Other Information Required by HUD

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

***Violence Against Women Act (VAWA) Provision (KY004s01)
for the
Public Housing, Housing Choice Voucher and Assisted Housing Programs***

The Lexington Housing Authority (LHA) has adopted a policy to implement applicable provisions of the Violence Against Women Act (VAWA) and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162). The principal goals and objectives are to:

- a. Maintain compliance with all applicable legal requirements imposed by VAWA;*
- b. Provide housing opportunities for child and adult victims of domestic violence, dating violence and stalking as defined in VAWA;*
- c. Take appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by LHA.*

LHA's policies to serve the needs of child and adult victims of domestic violence, dating violence and stalking, as defined in VAWA, are stated in the Public Housing Admissions and Continued Occupancy Policy and the Housing Choice Voucher Administrative Plan. The policy is attached to this plan.

While LHA does not provide direct activities, services or programs to child and adult victims of domestic violence, dating violence, sexual assault or stalking, referrals will be made as needed to appropriate agencies.

Additionally, transfers for LHA PH residents who qualify for protection under VAWA will take precedence over new admissions.

Attachments

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

**PHA Plan
Table Library**

**Component 7
Capital Fund Program Annual Statement
Parts I, II, and II**

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number

FFY of Grant Approval: ()

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any)	Deconcentration policy (if no explanation)
		[see step 4 at 24 CFR 903.2(c)(1)(iv)]	[see step 5 at 24 CFR 903.2(c)(1)(v)]
Fowler Gardens 4-1	30		Put in place a Flat rent for 4-1 and 4-3 that is lower than all other sites in an effort to attract higher income applicants. Was unsuccessful in our application for a Hope VI grant. However, we continue to seek financing to rebuild and revitalize these sites.
Haverly-Caulder 4-3	359		
Scattered Sites 4-7	68	These sites fall within the Established Income Range.	
-Appian Hills (44)			
-McCullough Drive (14)			
-Rogers Manor (10)			
Pimlico Apartments 4-8	206		The Flat rent for this site is lower than the private rents around it. We are also planning breezeway improvements to enhance the exterior appearance.
Scattered Sites 4-9	97	3 small sites in 3 different areas of town promote income deconcentration and are part of our self-sufficiency housing strategy.	
-Circle At Bainbridge (48)			
-Constitution Square (17)			
-Pine Valley Apartments (32)			
Scattered Sites 4-12	20	(1) triplex, (2) duplexes, (4) single family homes, (9) townhouses scattered over 8 locations promote income deconcentration by the very nature of its dispersal throughout the city.	
-Edmond/Merino (5)			
-Spiegle area (3)			
-Wilson/4th & Rose (3)			
-Trent Boulevard (9)			
Scattered Sites 4-13	96	4 small sites in 4 different locations promote income deconcentration of public housing families in this city. Additionally, these sites are part of our self-sufficiency housing strategy.	
-Allante Brook Court (32)			
-Atiya Place (18)			
-Camelot (36)			
-Wilson Street (10)			
Single Family 4-14	4	Single family homes in the Homeownership program at 8 separate locations.	
Single Family 4-15	7	Single family homes in the Homeownership program at 12 separate locations.	
Single Family 4-19	25	Single family homes in the Homeownership program at 25 separate locations	
Self Sufficiency 4-21	100	These 4 sites in 4 different areas of town promote income deconcentration and are part of our self-sufficiency housing strategy.	
-Catera Trace (23)			
-Heartsbrook (34)			
-Rosemary Avenue (26)			
-Wilson Street (17)			
Georgetown St. 4-24	17	These 2 small sites promote income deconcentration and are part of our self-sufficiency housing strategy.	
Georgetown St. Addition 4-24	6		
Twelfth St 4-25	40	These 7 buildings are located in a residential community of homeowners thus promoting income deconcentration of PH families. They are also part of our self-sufficiency housing strategy.	

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

PHA Name: Lexington-Fayette Urban County Housing Authority	Grant Type and Number Capital Fund Program Grant No: KY36-P004-501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: 7/2008
---	---	---------------------------------------

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	376,402.67			
3	1408 Management Improvements	36,000.00			
4	1410 Administration	189,022.33			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	98,798.00			
10	1460 Dwelling Structures	190,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	1,000,000.00			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,890,223.00			
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: Lexington-Fayette Urban County Housing Authority		Grant Type and Number Capital Fund Program Grant No: KY36-P004-501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: 7/2008			
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	
LHA Wide	Operations	1406		376,402.67				
Management Improvements	Security Griffith	1408		36,000.00				
Administration	Salaries	1410		189,022.33				
LHA-Wide	Site Improvements	1450						
KY 4-13	Replace Storage Shed doors (\$650 ea.)		96	39,308.00				
KY 4-23	Replace Compactor		1	59,490.00				
LHA-Wide	Dwelling Structures	1460						
KY 4-8	A/C Pimlico (\$7,000 ea.)		22	154,000.00				
KY 4-23	Replace hallway floor covering		3	36,000.00				
LHA-Wide	Development Activities	1499						
	Replacement unit Bluegrass Aspendale			1,000,000.00				

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Lexington-Fayette Urban County Housing Authority		X Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1 2008	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2012
	Annual Statement				
Operations		376,402.67	376,402.67	376,402.67	376,402.67
Management Improvements		36,000.00	36,000.00	36,000.00	36,000.00
Administration		189,022.33	189,022.33	189,022.33	189,022.33
KY 4-7 Appian/Rogers/McCullough		123,000.00	139,777.00	238,223.00	122,500.00
KY 4-8 Pimlico			30,055.00		
KY 4-9 Bainbridge/Pine Valley/Constitution		32,000.00	25,000.00	112,200.00	122,319.00
KY 4-12 Speigle/Edmonds/Merino/ Evergreen			10,000.00	56,100.00	175,000.00
KY 4-13 Atiya/Wilson/Camelot/ Allante Brook		77,030.00	15,000.00	60,000.00	300,000.00
KY 4-14			13,000.00	56,100.00	91,500.00
KY 4-15			14,966.00	9,950.00	80,000.00
KY-4-19			13,000.00	56,100.00	132,000.00
KY 4-21		23,832.00	13,000.00	56,100.00	79,702.00
KY 4-23		32,936.00	15,000.00	56,100.00	185,777.00
KY 4-26				31,050.00	
KY 4-28				6,875.00	
LHA Wide (BGA Replacement Units)		1,000,000.00	1,000,000.00	550,000.00	
LHA Wide					
CFP Funds Listed for 5-year planning		1,890,223.00	1,890,223.00	1,890,223.00.	1,890,223.00
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year :2 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	Operations		376,402.67	Operations		376,402.67
Annual	Management Improvements	Security at Griffith	36,000.00	Management Improvements	Security at Griffith	36,000.00
Statement	Administration	Salaries	189,022.33	Administration	Salaries	189,022.33
	KY 4-7 Appian/Rogers/McCullough	Reseal Parking Lots Install A/C	25,000.00 98,000.00	KY 4-7 Appian/Rogers/McCullough	Install A/C	139,777.00
	KY 4-8 Pimlico			KY 4-8 Pimlico	Repair/Reseal Parking Lot	30,055.00
	KY 4-9 Bainbridge/Pine Valley/Constitution	Replace Tub/Showers and Ceramic Tile	32,000.00	KY 4-9 Bainbridge/Pine Valley/Constitution	Reseal Parking Lots	25,000.00
	KY 4-12 Speigle/Edmonds/Merino/Evergreen			KY 4-12 Speigle/Edmonds/Merino/Evergreen	Replace Windows	10,000.00
	KY 4-13 Atiya/Wilson/Camelot/Allante Brook	Reseal Camelot Parking Lot/Install Fence	77,030.00	KY 4-13 Atiya/Wilson/Camelot/Allante Brook	Repair/Replace downspouts	15,000.00
	KY 4-14			KY 4-14	HVAC/R/R roof	13,000.00
	KY 4-15			KY 4-15	HVAC/R/R roof	14,966.00
	KY-4-19			KY-4-19	HVAC/R/R roof	13,000.00
	KY 4-21	Replace Rosemary Flashing	23,832.00	KY 4-21	Repair/Replace roofs	13,000.00
	KY 4-23	Replace Carpet and Reseal Parking Lot	32,936.00	KY 4-23	Re-route dryer vents	15,000.00
	LHA Wide (BGA Replacement Units)		1,000,000.00	LHA Wide (BGA Replacement Units)		1,000,000.00
	LHA Wide			LHA Wide		
Total CFP Estimated Cost			1,890,223.00			1,890,223.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Operations		376,402.67	Operations		376,402.67
Management Improvements	Security at Griffith	36,000.00	Management Improvements	Security at Griffith	36,000.00
Administration	Salaries	189,022.33	Administration	Salaries	189,022.33
KY 4-7 Appian/Rogers/ McCullough	Install A/C	238,223.00	KY 4-7 Appian/Rogers/ McCullough	R/R roof	122,500.00
KY 4-8 Pimlico			KY 4-8 Pimlico		
KY 4-9 Bainbridge/Pine Valley/Constitution	Reseal Parking lot and Replace Tub/Shower and Ceramic Tile	112,200.00	KY 4-9 Bainbridge/Pine Valley/Constitution	Replace Tub/Shower and Ceramic Tile	122,319.00
KY 4-12 Spiegel/Edmonds/ Merino/ Evergreen	Replace Windows	56,100.00	KY 4-12 Speigle/Edmonds/ Merino/ Evergreen	Replace Windows/HVAC	175,000.00
KY 4-13 Atiya/Wilson/Camelot/ Allante Brook	Reseal driveways	60,000.00	KY 4-13 Atiya/Wilson/Camelot/ Allante Brook	Paint Soffits	300,000.00
KY 4-14	R/R roof	56,100.00	KY 4-14	Reseal driveways, R/R roof	91,500.00
KY 4-15	Reseal driveways	9,950.00	KY 4-15	R/R roof	80,000.00
KY-4-19	HVAC replace	56,100.00	KY-4-19	HVAC replace	132,000.00
KY 4-21	.		KY 4-21	Reseal driveways, R/R roof	79,702.00
KY 4-23	R/R roof	56,100.00	KY 4-23	Exterior Bldg Repair	185,777.00
KY 4-26	Install Fence	6,875.00			
KY 4-28	Install Fence	31,050.00			
LHA Wide (BGA Replacement Units)		550,000.00			
LHA Wide			LHA Wide		
Total CFP Estimated Cost		1,890,223.00			1,890,223.00

OMB Approval No: 2577-0226

Expires: 08/31/2009

KY004b01

Ms. Cheryl Birch
514 E. Second Street #15
Lexington, KY 40508

Ms. Shirley Dawson
650 Tower Plaza #604
Lexington, KY 40508

Ms. Bernice Burnett
501 E. Sixth Street
Lexington, KY 40508

Ms. Eunice Segar
1425-B Huntsville Drive
Lexington, KY 40505

Ms. Ruth Clemons
650 Tower Plaza #608
Lexington, KY 40508

Ms. Natasha Gay
511 E. Sixth Street
Lexington, KY 40508

Ms. Debbie Cooper
3645 Appian Way # 43
Lexington, KY 40517

Mr. Joe Lewis
650 Tower Plaza #406
Lexington, KY 40508

Ms. Nichole Talbert
453 Park Avenue
Lexington, KY 40502

Ms. Gloria Bentley
1317 Centre Parkway #69
Lexington, KY 40517

Mr. & Mrs. Herman Johnson
513 E. Sixth Street
Lexington, KY 40508

Ms. Sharon Lewis
17 12th Street #130
Lexington, KY 40508

Mr. & Mrs. Donald Clay
1838 Donco Court
Lexington, KY 40505

Ms. Jeannett Terry
668 N. Upper Street
Lexington, KY 40508

Ms. Mary Penman
1924 Leitner Ct.
Lexington, KY 40511

Mr. Delmar Black
1525 Reehard Ct.
Lexington, KY 40515

Ms. Beverly Taylor
1440 Highlawn Avenue
Lexington, KY 40505

Selena & Thomas Allen
398 Monticello Blvd.
Lexington, KY 40503

Ms. Sheena Ramos
249 E. Reynolds
Lexington, KY 40517

Ms. Patheta Mays
363 Short Street
Lexington, KY 40508

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

Lexington, Kentucky

August 10, 2000

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

William H. Smith
Gerri Washington

Mary Demus

And Board Secretary-Treasurer, Austin J. Simms

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

Jim DeSpain
Peggy Burch

Debbi Hoskins
Vera Daugherty

Mary Fugate
Sean Cooper

Attending portions of today's meeting were:

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

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

EXECUTIVE

APPROVAL OF MINUTES

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

LEXINGTON HOUSING AUTHORITY'S (LHA) COMMUNITY SERVICE POLICY

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

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

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

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

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

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

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

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

LEXINGTON HOUSING AUTHORITY PET OWNERSHIP POLICY

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

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

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

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

Section 8 Homeownership Capacity Statement

The Lexington Housing Authority (LHA) is studying the feasibility of administering a Section 8 Homeownership program. As provided in the final rule at 982.625, a PHA can demonstrate its capacity to administer the program by satisfying one of three criteria. LHA plans to employ the provision requiring that financing for purchase of a home under its Section 8 homeownership program will: be provided, insured or guaranteed by the state or federal government; comply with secondary mortgage market underwriting requirements; **OR** comply with generally accepted private sector underwriting standards.

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Lexington-Fayette Urban County Housing Authority		Grant Type and Number Capital Fund Program Grant No: KY36P004-501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	335,915.00	335,915.00	335,915.00	335,915.00
3	1408 Management Improvements	48,000.00	161,871.98	166,738.80	166,738.80
4	1410 Administration	167,958.00	167,958.00	167,958.00	165,492.13
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	104,363.00	0		
10	1460 Dwelling Structures	1,023,339.00	8,963.20	8,963.20	8963.20
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities		1,000,000.00	1,000,000.00	
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,679,575.00	1,679,575.00	1,679,575.00	677,109.13
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				

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

PHA Name: Lexington-Fayette Urban County Housing Authority 12/31/07		Grant Type and Number Capital Fund Program Grant No: KY36P004-501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
LHA Wide Operations	Operating Subsidy	1406		335,915.00	335,915.00	335,915.00	335,915.00	completed
Management Improvements	Security Griffith	1408		36,000.00	36,000.00	36,000.00	36,000	completed
	Computer software & upgrade			12,000.00	125,871.98	130,738.80	130,738.80	Completed
Administration	Salaries	1410		167,958.00	167,958.00	167,958.00	165,492.13	
Site Improvements		1450						
KY 4-8	Drainage			25,000.00	0			
	Paint Breezeways			34,517.00	0			
KY 4-13	Paint Exterior			16,308.00	0			
KY 4-21	Paint Exterior			16,987.00	0			
KY 4-7	Paint Exterior			11,551.00	0			
Dwelling Structures		1460						
KY 4-13	Install A/C units			23,339.00	0			
KY 4-8	B-Dry Water Proof 1317 #60 & #61				3,185.00	3,185.00	3185.00	completed
KY 4-23	Tri State Roofing bal 501-03				5,778.20	5,778.20	5778.20	completed
LHA Wide	Replacement Units Bluegrass Aspendale			1,000,000.00	0			
LHA Wide	Replacement Units Bluegrass Aspendale	1499		0	1,000,000.00	1,000,000.00		

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

PHA Name: Lexington-Fayette Urban County Housing Authority 12/31/07		Grant Type and Number Capital Fund Program No: KY36P004-501-05 Replacement Housing Factor No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1406	September 2007		September 2005	September 2009		December 2005	
1408	September 2007		February 2006	September 2009			
1410	September 2007		September 2005	September 2009			
1450	September 2007			September 2009			Funds reallocated
1460	September 2007		February 2006	September 2009		July 2006	
1499	September 2007		February 2006	September 2009			

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

PHA Name: Lexington-Fayette Urban County Housing Authority	Grant Type and Number Capital Fund Program Grant No: KY36-P004-501-06 Replacement Housing Factor Grant No:	Federal FY of Grant: 7/2006
--	--	--------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 12/31/07 Final Performance and Evaluation Report
CF & RHF increase in funds (LTR dated 4-17-07)

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	335,915.00	335,915.00	335,915.00	335,915.00
3	1408 Management Improvements	36,000.00	65,368.10	65,368.10	65,368.10
4	1410 Administration	167,958.00	168,011.64	168,011.64	157,597.58
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	54,702.00	0		
10	1460 Dwelling Structures	85,000.00	191,151.26	177,721.00	128,537.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	30,353.00	0		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	1,000,000.00	1,000,000.00		
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,709,928.00	1,760,446.00	747,015.74	687,417.68
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				

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

PHA Name: Lexington-Fayette Urban County Housing Authority 12/31/07		Grant Type and Number Capital Fund Program Grant No: KY36-P004-501-06 Replacement Housing Factor Grant No:			Federal FY of Grant: 7/2006			
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	
LHA Wide	Operations	1406		335,915.00	335,915.00	335,915.00	335,915.00	
Management Improvements	Security Griffith CISCOR (Griffith)	1408		36,000.00	36,000.00 5,823.20	36,000.00 5,823.20	36,000.00 5,823.20	
Administration	Tenmast/Staples Salaries	1410		167,958.00	167,958.00	167,958.00	157,543.94	
	Fed Ex				53.64	53.64	53.64	
LHA-Wide	Site Improvements	1450						
KY 4-7	Roof Flashing			18,000.00	0			
KY 4-13	Paint/Wrap			18,351.00	0			
KY 4-21	Paint/Wrap			18,351.00	0			
LHA-Wide	Dwelling Structures	1460						
KY 4-23	Replace Windows							
KY 4-8	Replace Exterior Doors			25,000.00	0			
KY 4-13	Replace Tile			25,000.00	0			
KY 4-23	Replace 3 floors of Hallway Carpet			35,000.00	13,430.26			
KY 4-8	Pimlico Doors (Barry)			0	177,721.00	177,721.00	128,537.00	
LHA-Wide	Non Dwelling Equipment	1475		30,353.00	0			
	Replacement unit Bluegrass Aspendale			1,000,000.00	0			
LHA-Wide	Development Activities	1499						
	Replacement unit Bluegrass Aspendale			0	1,000,000.00			

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

PHA Name: Lexington-Fayette Urban County Housing Authority 12/31/07		Grant Type and Number Capital Fund Program No: KY36P-004-501-06 Replacement Housing Factor No:					Federal FY of Grant: 7/2006	
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		
1406	September 2008			September 2009				
1408	September 2008			September 2009				
1410	September 2008			September 2009				
1450	September 2008			September 2009				
1460	September 2008			September 2009				
1475	September 2008			September 2009				
1499	September 2008			September 2009				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Lexington-Fayette Urban County Housing Authority		Grant Type and Number Capital Fund Program Grant No: KY36-P004-501-07 Replacement Housing Factor Grant No:			Federal FY of Grant: 7/2007
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report 12/31/07 To be approved 9/13/07					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	335,915.00	376,402.67	376,402.67	376,402.67
3	1408 Management Improvements	36,000.00	59,828.11	36,000.00	295.56
4	1410 Administration	170,992.00	189,022.33	189,022.33	189,022.33
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	5,000.00	68,748.89		
10	1460 Dwelling Structures	162,021.00	196,221.00	14,403.15	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	1,000,000.00	1,000,000.00		
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,709,928.00	1,890,223.00	615,828.15	565,720.56
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: Lexington-Fayette Urban County Housing Authority 12/31/07		Grant Type and Number Capital Fund Program Grant No: KY36-P004-501-07 Replacement Housing Factor Grant No:			Federal FY of Grant: 7/2007			
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	
LHA Wide	Operations	1406		335,915.00	376,402.67	376,402.67	376,402.67	
Management Improvements KY 4-23	Security Griffith Nurse call station upgrade	1408		36,000.00 0	36,000.00 23,828.11	36,000.00	295.56	
Administration	Salaries	1410		170,992.00	189,022.33	189,022.33	189,022.33	
LHA-Wide KY 4-7	Site Improvements Reseal Parking Lot R/R handrails,fencing,playground covering, masonry trash enclosures	1450		1,000.00 0	1,000.00 10,948.89			
KY 4-8 KU 4-13 (Camelot & Allantee)	Reseal Parking Lot Replace storage room doors		68	1,500.00 0	1,500.00 40,800.00			
KY 4-13	Reseal Parking Lot/install Fence			1,000.00	7,000.00			
KY 4-23	Reseal Parking Lot			1,500.00	1,500.00			
KY 4-12	R/R storage room doors, chain link fencing			0	6,000.00			
	Dwelling Structures	1460						

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

PHA Name: Lexington-Fayette Urban County Housing Authority 12/31/07		Grant Type and Number Capital Fund Program Grant No: KY36-P004-501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: 7/2007		
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 4-12	Replace Windows			20,000.00	5,596.85			
KY 4-8	Replace Doors (C.O. #1)				14,403.15	14,403.15		
KY 4-15	Replace windows & porch railing			0	3,500.00			
KY 4-19	Replace gutters/down spouts as needed			0	2,500.00			
KY 4-8	Repair siding where needed			0	3,200.00			
KY 4-13 (Atiya)	Replace back/front light fixtures		18	0	2,000.00			
KY 4-13 (Wilson)	Replace gable end vents		10	0	1,000.00			
KY 4-13	A/C Atiya/Old Wilson		28	126,000.00	126,000.00			
KY 4-21	Replace Flashing-Rosemary duplexes			16,021.00	16,021.00			
KY 4-7	R/R roof flashings, shutters, siding, and soffitts			0	22,000.00			
LHA-Wide	Development Activities	1499						
	Replacement unit Bluegrass Aspendale			1,000,000.00	1,000,000.00			

OMB Approval No: 2577-0226

Expires: 08/31/2009

KY004j01

ANNUAL STATEMENT / PERFORMANCE AND EVALUATION REPORT
Part I: Summary
 HOPE VI BUDGET

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

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

PHA Name: **Lexington-Fayette Urban County Housing Authority**

HOPE VI Grant Number: **KY-36-URD-004-1105**
Bluegrass Aspendale Revitalization Grant (awarded 10-25-05)

Approved Budget #4 approved 6/12/2007

Original HOPE VI Budget Revised HOPE VI Budget Predevelopment Budget

Line No.	Summary by Budget Line Item	Capital Costs	Supportive Services Costs	Total Funds Requested	HUD Approved Funds	FUNDS OBLIGATED	Period Ending 12/31/07
1	Total Non-HOPE VI Funds						
2	1408 Management Improvements	\$1,500,000.00		440,732.00	790,016.33	790,016.33	439,734.56
3	1410 Administration	1,000,000.00		250,000.00	500,000.00	480,031.40	522,158.79
4	1430 Fees and Costs	1,665,238.50		990,238.50	1,615,239.00	1,578,936.35	989,051.86
5	1440 Site Acquisition	5,000.00		5,000.00	5,000.00	3,500.00	3,500.00
6	1450 Site Improvement	7,142,448.00		0.00	7,778,393.00	4,220,889.00	3,993,609.39
7	1460 Dwelling Structures	3,882,313.50		0.00	2,987,037.00	2,987,037.00	1,743,768.64
8	1475 NON-Dwelling Structures						
9	1485 Demolition	2,700,000.00		0.00	2,358,496.00	2,329,589.70	2,101,896.70
10	1495 Relocation	2,105,000.00		2,105,000.00	2,105,000.00	2,105,000.00	416,831.75
11	Amount of HOPE VI Grant (Sum of lines 2-9)	20,000,000.00	0.00	3,790,970.50	18,139,181.33	14,494,999.78	\$10,210,551.69

Signature of Executive Director and Date

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised (4)	Funds Obligated (2)	Funds Expended (2)	
1. Mgmt Improvements	Self-sufficiency (LFUCG)	1408		440,732.00	790,016.33	790,016.33	439,734.56	
	Case Management			339,733.33	607,633.33	607,633.33	362,657.38	
	Dept of Social Services + (HH General & Rio Grande \$12,532.00)			17,466.67	52,400.00	52,400.00	28,224.49	
	Child Care Services			17,547.33	30,708.33	30,708.33	9,284.50	
	Transportation(Bus Tokens)			4,386.67	7,676.67	7,676.67	2,482.00	
	Computers & Tracking Software			21,598.00	20,598.00	20,598.00	10,647.46	
	University of Kentucky Evaluation (2-22-07 change obligated to reflect current charges)			40,000.00	70,000.00	70,000.00	26,438.73	
	Endowment Seed Funds				1,000.00	1,000.00		
	UK Continuing evaluations							
	2. WIDE-Wide Administration	Administration	1410		250,000.00	500,000.00	480,031.40	522,158.79
LHA Salaries and Benefits				237,000.00	474,000.00	474,000.00	516,161.73	
Other LHA Administration (U.S. Voice Data)				3,750.00	7,500.00	2,898.91	2,864.57	
LHA Office Expenses (Herald Leader)(Reimburse LHOC Ck#101495 fedex, Fedex)				9,250.00	18,500.00	3,132.49	3,132.49	
3. Fees & Costs	Fees & Costs	1430		990,238.50	1,615,239.00	1,578,936.35	989,051.86	
	The Schiff Group			75,000.00	300,000.00	300,000.00	110,833.04	
	Duvernay + Brooks			75,000.00	275,000.00	275,000.00	156,651.63	
	Greenebaum Doll & McDonald			75,000.00	225,000.00	225,000.00	56,080.90	
	A & E Demolition (KY 4-1 & 4-3) 2006.28			129,000.00	129,000.00	129,000.00	129,000.00	
	A & E Site Infrastructure (KY 4-1 & 4-3)			449,738.50	449,739.00	449,739.00	341,202.25	
	SCB (BGA 3) Design Fees(2006.09)			181,000.00	181,000.00	181,000.00	181,000.00	
	Market Study BG3 (500 for Single family homes)			5,500.00	5,411.31	5,413.31	500.00	
	Lynn Imaging				77.19	413.40	413.40	
	Fayette Co Clerk(Reimburse LHOC for Ck#1014446/9/06)				11.50	58.00	58.00	
	A & E Fees Reimbursement outside SCB Contract 6.28			0.00	50,000.00	13,287.64	13,287.64	
	SCB (BGA 3) Design Fees(2006.09)					25.00	25.00	
	4. Site Acquisition	Site Acquisition	1440		5,000.00	5,000.00	3,500.00	3,500.00
Appraisal BGA 3 Appraisal BGA 4-1 & 4-3 Appraisals				5,000.00	0.00	3,500.00	3,500.00	
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date				

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised (4)	Funds Obligated (2)	Funds Expended (2)	
5. Site Improvement	Site Improvement	1450		0.00	7,778,383.00	4,220,889.00	3,993,609.39	
	Rio Grande Fence			0.00	7,778,383.00	41,267.97	41,267.97	
	Central Rock (Infrastructure) + co #1 & co #2 + c.o. #3					4,179,621.03	3,952,341.42	
6. Dwelling Structures	Dwelling Structures	1460		0.00	2,987,037.00	2,987,037.00	1,743,768.64	
	BGA 3 construc/perm financing				2,987,037.00	1,797,840.36		
	RA Williams (BG 3)					1,189,196.64	1,743,768.64	
7. Demolition	Demo. Dwelling units	1485		0.00	2,358,496.00	2,329,589.70	2,101,896.70	
	Demolition Contract (Titan)			0.00	2,276,946.00	2,276,932.00	2,049,239.00	
	Other Demo Expenses			0.00	81,550.00			
	Penske (appliance removal)					468.10	468.10	
	Dixon Electric					8,504.83	8,504.83	
	Hillenmeyer (mowing)					3,000.00	3,000.00	
	SCB (Boundary Description for demo)					3,644.50	3,644.50	
	SCB Demo(Asbestos) 6.28					25,658.28	25,658.28	
	Windstream					11,121.99	11,121.99	
	All Pro Lawn & Landscaping					260.00	260.00	
9. Relocation	Relocation Costs	1495		2,105,000.00	2,105,000.00	2,105,000.00	416,831.75	
	Bluegrass Aspendale Tenants			2,105,000.00	2,105,000.00	1,622,769.25		
	BIGA GAP Payments					224,155.00	224,155.00	
	Office Temp					156,096.00	156,096.00	
	Halls Moving & Storage (PAL & Teen Center)					3,126.75	3,126.75	
	Falcon Crest GAP Payments					876.00	876.00	
	Falcon Crest Tenants					77,112.00	32,578.00	
	Falcon Crest Tenants					20,865.00		
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date				

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

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

PHA Name: Lexington-Fayette Urban County Housing Authority	Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: KY36R004501-05	Federal FY of Grant: 2005
--	---	----------------------------------

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 12/31/07 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Costs		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment -- Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserves				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	712,473.00		712,473.00	
19	Amount of Annual Grant (sum of lines 2-19)	712,473.00		712,473.00	
20	Amount of line ? Related to LBP Activities				
21	Amount of line ? Related to Section 504 Compliance				
22	Amount of line ? Related to Security - Soft Costs				
23	Amount of line ? Related to Security - Hard Costs				
24	Amount of line ? Related to Energy Conservation Measures				
25	Collateralization Expenses or Debt Service				

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

PHA Name: Lexington-Fayette Urban County Housing Authority	Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: KY36-R004-501-05	Federal FY of Grant: 2005
---	--	----------------------------------

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	Development Activities	1499		712,473.00		712,473.00		

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

PHA Name: Lexington-Fayette Urban County Housing Authority	Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: KY36R004502-05	Federal FY of Grant: 2005
--	---	----------------------------------

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 12/31/07
 Final Performance and Evaluation Report

Line No.	Summary by Development Account Funds was not available in LOCCS until January 2007	Total Estimated Costs		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment -- Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserves				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	209,593.00		209,593.00	0.00
19	Amount of Annual Grant (sum of lines 2-19)	209,593.00		209,593.00	0.00
20	Amount of line ? Related to LBP Activities				
21	Amount of line ? Related to Section 504 Compliance				
22	Amount of line ? Related to Security - Soft Costs				
23	Amount of line ? Related to Security - Hard Costs				
24	Amount of line ? Related to Energy Conservation Measures				
25	Collateralization Expenses or Debt Service				

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

PHA Name: Lexington-Fayette Urban County Housing Authority	Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: KY36-R004-502-05	Federal FY of Grant: 2005
---	--	----------------------------------

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	Development Activities	1499		209,593.00		209,593.00	0.00	
	Falcon Crest			209,593.00		209,593.00		

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

PHA Name: Lexington-Fayette Urban County Housing Authority	Grant Type and Number Capital Fund Program Grant No: KY36-P004-501-06 Replacement Housing Factor Grant No:	Federal FY of Grant: 7/2006
--	--	--------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 12/31/07 Final Performance and Evaluation Report
CF & RHF increase in funds (LTR dated 4-17-07)

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	335,915.00	335,915.00	335,915.00	335,915.00
3	1408 Management Improvements	36,000.00	65,368.10	65,368.10	65,368.10
4	1410 Administration	167,958.00	168,011.64	168,011.64	157,597.58
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	54,702.00	0		
10	1460 Dwelling Structures	85,000.00	191,151.26	177,721.00	128,537.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	30,353.00	0		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	1,000,000.00	1,000,000.00		
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,709,928.00	1,760,446.00	747,015.74	687,417.68
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				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Lexington-Fayette Urban County Housing Authority 12/31/07			Grant Type and Number Capital Fund Program Grant No: KY36-P004-501-06 Replacement Housing Factor Grant No:			Federal FY of Grant: 7/2006		
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	
LHA Wide	Operations	1406		335,915.00	335,915.00	335,915.00	335,915.00	
Management Improvements	Security Griffith CISCOR (Griffith)	1408		36,000.00	36,000.00 5,823.20	36,000.00 5,823.20	36,000.00 5,823.20	
Administration	Tenmast/Staples Salaries	1410		167,958.00	167,958.00	167,958.00	157,543.94	
	Fed Ex				53.64	53.64	53.64	
LHA-Wide	Site Improvements	1450						
KY 4-7	Roof Flashing			18,000.00	0			
KY 4-13	Paint/Wrap			18,351.00	0			
KY 4-21	Paint/Wrap			18,351.00	0			
LHA-Wide	Dwelling Structures	1460						
KY 4-23	Replace Windows							
KY 4-8	Replace Exterior Doors			25,000.00	0			
KY 4-13	Replace Tile			25,000.00	0			
KY 4-23	Replace 3 floors of Hallway Carpet			35,000.00	13,430.26			
KY 4-8	Pimlico Doors (Barry)			0	177,721.00	177,721.00	128,537.00	
LHA-Wide	Non Dwelling Equipment	1475		30,353.00	0			
	Replacement unit Bluegrass Aspendale			1,000,000.00	0			
LHA-Wide	Development Activities	1499						
	Replacement unit Bluegrass Aspendale			0	1,000,000.00			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Lexington-Fayette Urban County Housing Authority 12/31/07			Grant Type and Number Capital Fund Program No: KY36P-004-501-06 Replacement Housing Factor No:			Federal FY of Grant: 7/2006	
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	
1406	September 2008			September 2009			
1408	September 2008			September 2009			
1410	September 2008			September 2009			
1450	September 2008			September 2009			
1460	September 2008			September 2009			
1475	September 2008			September 2009			
1499	September 2008			September 2009			

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Lexington-Fayette Urban County Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: KY36-R004-502-06			Federal FY of Grant: 7/2006	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 12/31/07 <input type="checkbox"/> Final Performance and Evaluation Report Revision CF & RHF increase in funds (LTR dated 4-17-07)						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations					
3	1408 Management Improvements					
4	1410 Administration					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	0	11,228.00			
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities	380,036.00	380,036.00			
19	1501 Collateralization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2 – 20)	380,036.00	391,264.00			
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					

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Lexington-Fayette Urban County Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: KY36-R004-501-07			Federal FY of Grant: 7/2007
<input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 12/31/07 Approved amount effective 9/13/07		<input type="checkbox"/> Reserve for Disasters/ Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	366,264.00			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	366,264.00			
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				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Lexington-Fayette Urban County Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: KY36-R004-502-07			Federal FY of Grant: 7/2007
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 12/31/07 Approved amount effective 9/13/07		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	375,696.00			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	375,696.00			
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				

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

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

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

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

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

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

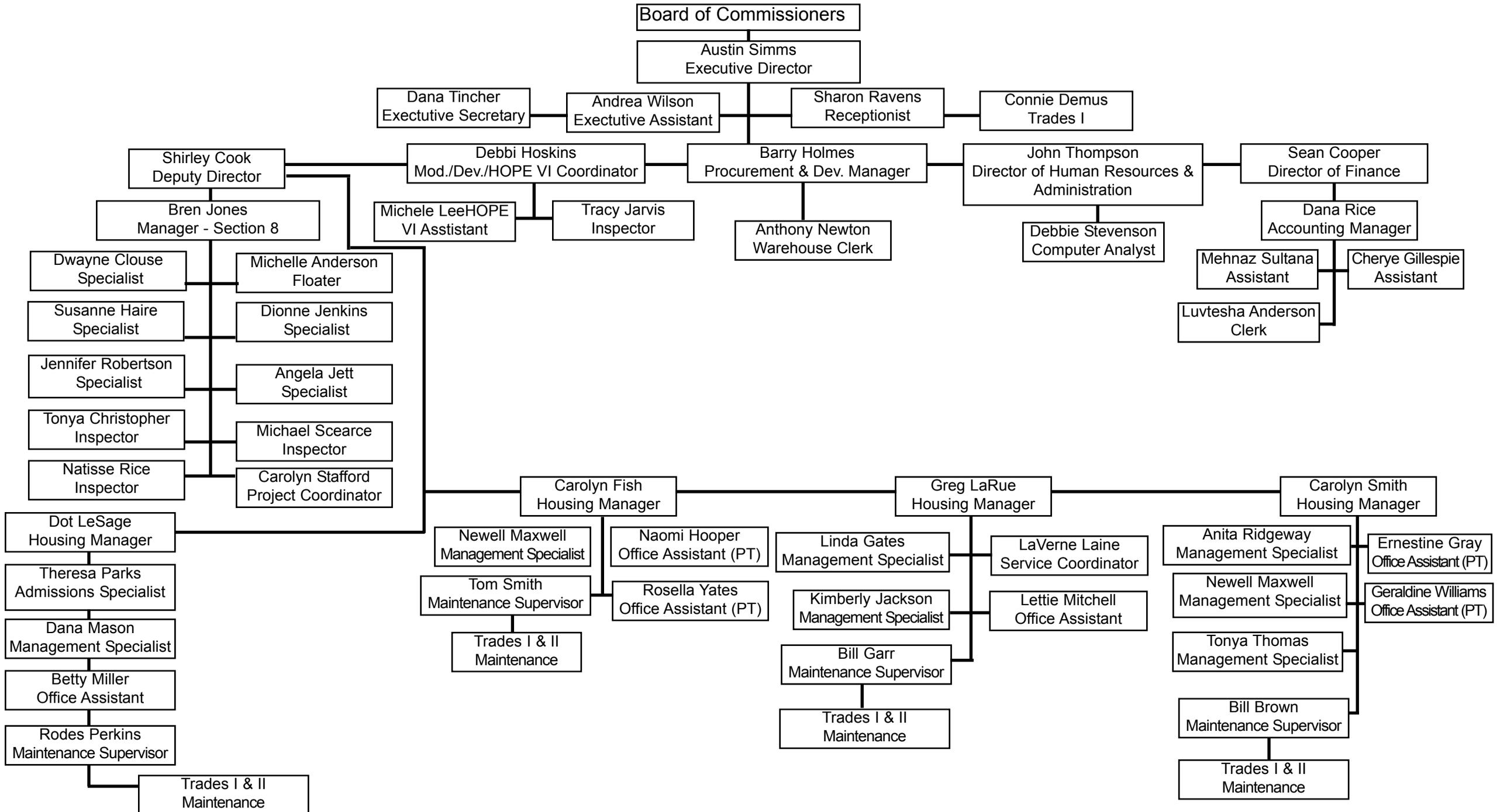
- 3 Additions of **NEW** activities not included in the current PHDEP plan.

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

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

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

LEXINGTON-FAYETTE URBAN COUNTY HOUSING AUTHORITY ORGANIZATIONAL CHART



**LEXINGTON HOUSING AUTHORITY
VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY**

I. Purpose and Applicability

The purpose of this policy is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and more generally to set forth the Lexington Housing Authority's (LHA) policies regarding domestic violence, dating violence, and stalking, as defined by the Department of Housing and Urban Development.

This Policy shall be applicable to the administration by LHA of the federally subsidized Public Housing and Section 8 rental assistance programs under the United States Housing Act of 1937 (42 U.S.C. §1437 *et seq.*). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

II. Goals and Objectives

This Policy has the following principal goals and objectives:

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA.
- B. Providing and maintaining housing opportunities for child and adult victims of domestic violence, dating violence or stalking.
- C. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence or stalking, affecting individuals assisted by LHA.

III. Other LHA Policies and Procedures

This Policy shall be referenced in and attached to LHA's Public Housing Agency Plan and shall be incorporated in and made a part of LHA's Admissions and Continued Occupancy Policy and Section 8 Administrative Plan.

To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of LHA, the provisions of this Policy shall prevail.

IV. Definitions as relate to this policy:

Definitions of domestic and dating violence refer to standard definitions in the Violence Against Women Act. The definition of stalking provided in Title VI is specific to the housing provisions.

As used in this Policy:

A. *Domestic Violence* – The term ‘domestic violence’ includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person’s acts under the domestic or family violence laws of the jurisdiction.

B. *Dating Violence* – means violence committed by a person:

- (A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- (B) where the existence of such a relationship shall be determined based on a consideration of the following factors:
 - (i) The length of the relationship.
 - (ii) The type of relationship.
 - (iii) The frequency of interaction between the persons involved in the relationship.

C. *Stalking* – means:

- (A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and
- (B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –
 - (i) that person;
 - (ii) a member of the immediate family of that person; or
 - (iii) the spouse or intimate partner of that person;

D. *Immediate Family Member* - means, with respect to a person –

- (A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or
- (B) any other person living in the household of that person and related to that person by blood or marriage.

E. *Perpetrator* – means person who commits an act of domestic violence, dating violence or stalking against a victim.

V. Admissions and Screening

- A. *Non-Denial of Assistance.* LHA will not deny admission to the Public Housing or Section 8 rental assistance program to any person because that person is or has been a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.

VI. Termination of Tenancy or Assistance

A. *VAWA Protections.* Under VAWA, Public Housing residents and persons assisted under the Section 8 rental assistance program have the following specific protections, which will be observed by LHA:

1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a “serious or repeated” violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.

2. In addition to the foregoing, tenancy or assistance will not be terminated by LHA as a result of criminal activity if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the resident’s control, and the resident or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:

(a) Nothing contained in this paragraph shall limit any otherwise available authority of LHA or a Section 8 owner or manager (landlord) to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the resident or a member of the resident’s household. However, in taking any such action, neither LHA nor a Section 8 landlord may apply a “more demanding standard” to the victim of domestic violence dating violence or stalking than that applied to other residents.

(b) Nothing contained in this paragraph shall be construed to limit the authority of LHA or a Section 8 landlord to evict or terminate from assistance any resident or lawful applicant if the owner, manager or LHA, can demonstrate an actual and imminent threat to other residents or to those employed at or providing service to the property, if the resident is not evicted or terminated from assistance.

B. *Removal of Perpetrator.* Further, notwithstanding anything in paragraph VI.A.2. or Federal, State or local law to the contrary, LHA or a Section 8 landlord, may “bifurcate” a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a resident or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the resident or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by LHA. Leases for all Public Housing units shall contain provisions setting forth the substance of this paragraph. Section 8 landlords will be encouraged to add this provision to leases for dwelling units occupied by families assisted with Section 8 rental assistance administered by LHA.

VII. Verification of Domestic Violence, Dating Violence or Stalking

A. *Requirement for Verification.* The law allows, but does not require, LHA or a Section 8 landlord to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a resident or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. LHA shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by LHA. Section 8 owners or managers receiving rental assistance administered by LHA may elect to require verification, or not to require it as permitted under applicable law.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following three ways:

1. *HUD-approved form* - by providing to LHA or to the requesting Section 8 landlord, a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.
2. *Other documentation* - by providing to LHA or to the requesting Section 8 owner or manager documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The

professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.

3. *Police or court record* – by providing to LHA or to the requesting Section 8 owner or manager a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.

- B. *Time allowed to provide verification/ failure to provide.* An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by LHA, or a Section 8 landlord to provide verification, must provide such verification within 14 business days (*i.e.*, 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.

VIII. Confidentiality

A. *Right of confidentiality.* All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to LHA or to a Section 8 owner or manager in connection with a verification required under section VII of this policy shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:

1. Requested or consented to by the individual in writing.
 2. Required for use in a Public Housing eviction proceeding or in connection with termination of Section 8 assistance, as permitted in VAWA.
 3. Otherwise required by applicable law.
- B. *Notification of rights.* All residents of Public Housing and residents participating in the Section 8 rental assistance program administered by LHA shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

IX. Transfer to New Residence

A. *No right to transfer.* LHA will make every effort to accommodate requests for transfer when suitable alternative vacant units are available and the circumstances warrant such action. However, except with respect to portability of Section 8 assistance as provided in paragraph IX. B. below, the decision to grant or refuse to grant a transfer shall lie within the sole discretion of LHA, and this policy does not create any right on the part of any applicant to be granted a transfer.

B. *Portability.* Notwithstanding the foregoing, a Section 8 participant will not be denied portability to a unit located in another jurisdiction (although the term of the resident's existing lease has not expired, or the family has not occupied the unit for 12 months) so long as the resident has complied with all other requirements of the Section 8 program and has moved from the unit in order to protect the health or safety of an individual member of the household who is or has been the victim of domestic violence, dating violence or stalking and who reasonably believes that the resident or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

X. Court Orders

It is LHA's desire to honor court orders affecting individuals assisted by LHA regarding the rights of access or control of the unit as well as EPO's DVO's and other orders issued to protect the victim.

XI. Notification

LHA shall provide written notification to PH residents, Section 8 participants and Section 8 owners and managers (landlords), concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and termination of tenancy or assistance.

XII. Relationship with Other Applicable Laws

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.

XIV. Amendment

This policy may be amended from time to time by LHA as approved by the LHA Board of Commissioners.

