

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Housing Authority of Somerset</u> PHA Code: <u>KY008</u> PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2010</u>																										
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>215</u> Number of HCV units: <u>261</u>																										
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input checked="" type="checkbox"/> 5-Year Plan Only																										
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width: 100%;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
<b>5.1</b>	<b>Mission.</b> 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 for the next five years: The mission of the Housing Authority of Somerset is to provide and/or promote affordable and quality housing for extremely low to low income families in a safe and caring environment free from discrimination, consistent with neighborhood revitalization, and with an emphasis on homeownership opportunities.																										
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <b>Goal 1: Increase and/or maintain the availability of decent, safe, and affordable housing.</b> The Housing Authority will continue to strive to maintain an occupancy rate of at least 97%. The public housing units will be maintained in a manner to render them marketable in the community. This will be accomplished by inspecting each dwelling unit two times during a twelve-month period, addressing deficiencies as identified. In order to maintain the overall appearance of each location, exterior building surfaces and common areas will continue to be inspected as part of the preventive maintenance program. The frequency of the inspections may be modified as deficiencies are identified. High-performer status will be sought for both the Public Housing and Section 8 HCV Programs. To this end, the Executive Director will continue meeting with the Section 8 and Public Housing Managers on a weekly basis to discuss financial management, leasing (Section 8), and occupancy (Public Housing). The Housing Authority will continue to provide homeownership workshops and coordinate its efforts with Somerset Home Ownership Commission (non-profit) and USDA Rural Development to enable families to achieve homeownership. <b>Goal 2: Promote self-sufficiency and asset development of families and individuals.</b> The Housing Authority will continue to partner with all available community agencies to develop programming to encourage and promote self-sufficiency. In addition, the Housing Authority will work to remove/reduce barriers that interfere with participation. Also, the Housing Authority will continue its partnership with community agencies which serve the needs of victims of domestic violence, dating violence, sexual assault and stalking. In partnership with the Bethany House, a local shelter for victims of domestic violence, and the Appalachian Research Defense Fund of Kentucky, victims of domestic violence will be identified, certifications obtained, and housing needs met as expeditiously as possible. As new programs and resources become available, the Housing Authority will strive to make them available to all assisted families. This effort will keep programs new and relevant to families served by the Housing Authority. <b>Progress Report:</b> Over that past five years, the Housing Authority has maintained an occupancy rate of at least 97%, and maintained the public housing units in a safe, decent manner. In regard to the Section 8 Program, the Housing Authority ensured the availability of vouchers in the community by adding 16 vouchers, transferred from a local organization that opted out of the program. In both the Public Housing and Section 8 HCV Programs, the Housing Authority has achieved High Performer status. In 2008, the PASS score achieved was 99%, and in that same year, the Housing Authority achieved a SEMAP score of 100%. The Housing Authority also achieved success in its homeownership program. A total of 12 families have become homeowners due to effective homebuyer workshops sponsored by the Housing Authority. In regard to promoting self-sufficiency, the Housing Authority has conducted numerous programs over the past five years in partnership with community and faith-based organizations. In many instances, the Housing Authority has exceeded the set goals for participation which demonstrates the effort that has made to develop appropriate and effective programs which have become an important aspect of community life.																										
<b>6.0</b>	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.																										
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i>																										

8.0	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.
8.1	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.
8.2	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.
8.3	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.
9.0	<b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.
9.1	<b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b>
10.0	<b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.  (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” A significant amendment /substantial deviation to the plan will occur when there is an increase of at least 25% in the amount of capital funds or operating subsidy funds available for the fiscal year or any line item in the capital fund budget is anticipated to be amended by that amount.
11.0	<b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.  (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)



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

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

<b>Part I: Summary</b>						
PHA Name/Number Housing Authority of Somerset		Locality (City/County & State) Somerset, Pulaski Co., KY			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY__2010__	Work Statement for Year 2 FFY ____2011____	Work Statement for Year 3 FFY ____2012____	Work Statement for Year 4 FFY ____2013____	Work Statement for Year 5 FFY ____2014____
	KY008000001					
B.	Physical Improvements Subtotal	Annual Statement	85,000	88,000	98,000	82,000
C.	Management Improvements					11,000
D.	PHA-Wide Non-dwelling Structures and Equipment		15,000	25,000		25,000
E.	Administration		30,000	30,000	30,000	30,000
F.	Other		1,000	1,000	1,000	1,000
G.	Operations		218,000	205,000	220,000	200,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		349,000	349,000	349,000	349,000
L.	Total Non-CFP Funds					
M.	Grand Total	349,000	349,000	349,000	349,000	349,000









