

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Housing Authority of Morehead</u> PHA Code: <u>KY 32</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2010</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>222</u> Number of HCV units: _____																										
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1"> <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:					
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:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	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 for the next five years: <u>The Housing Authority of Morehead (HAM) is to provide, in a non-discriminatory manner, drug-fee, affordable, safe and sanitary housing to families and individuals that meet its program eligibility requirements. HAM will also promote self-sufficiency and economic independence.</u>																										
5.2	Goals and Objectives. 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. <u>Goals/objective-see 5.2 a) as below</u> <u>Report on Progress in meeting 5-year goals/objective-see 5.2 b) below.</u>																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <u>NONE except the CFPs attached</u> (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. <u>Copies of the 5-year and Annual PHA Plan may be obtained at HAM's offices located at 200 Heritage Place, Morehead, KY 40351.</u>																										
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable. <u>Not Applicable/none</u></i>																										
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.																										
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. 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. <u>Attached to uploaded transmission of this document to HUD.</u>																										
8.2	Capital Fund Program Five-Year Action Plan. 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. <u>Attached to uploaded transmission of this document to HUD.</u>																										
8.3	Capital Fund Financing Program (CFFP). <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. <u>Not applicable/not used.</u>																										
9.0	Housing Needs. 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. <u>See item number 9.0 below for details.</u>																										

9.1	<p>Strategy for Addressing Housing 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. <u>HAM will in accordance with its Mission statement and Goals/Objectives strive to select and house income eligible low-income families. In so doing it will provide these with the best possible affordable housing within its financial means. Safe and secure housing provided by our strong management and maintenance practices and housing features (like security camera systems) will aid our efforts to market our complexes and meet the needs of those on the waiting list.</u></p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(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. See 5.2 b) below as this describes HAM's progress in meeting the previous 5-year goals/objectives.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" See 10.0 (b) below</p>
11.0	<p>Required Submission for HUD Field Office Review. 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. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(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)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

NARRATIVE DISCRIBING THE NOTED ITEMS ABOVE:

Item 5.2 a) Goals/Objectives

- Two of every five new residents will be selected from the extremely low (i.e., 30% and below) income range of applicants for Housing Authority of Morehead projects.
- HAM will attempt to improve living conditions and curb appeal of its housing complexes by undertaking capital improvements within its financial means. Each year, to the extent that capital and operating funds are available, necessary and/or meaningful improvements will be undertaken.
- Safe and secure housing for all HAM residents will be a continuing goal, and will be measured by resident satisfaction. HAM, its residents and Police Department will collectively continue to implement any necessary changes, corrections and/or measures that are realistic and obtainable within the financial resources available to all parties.
- The HAM will strive to ensure that the average income for all residents who live in each of the housing developments, i.e., Rawcel Heights (KY 32-01), Heritage Place (KY 32-02), Triplett View (KY 32-03), and Divide Hill (AKA C. B. Cornett Manor, KY 32-04) are within 15% of the overall average income for all of HAM's developments.
- The Housing Authority of Morehead (HAM) will follow its/broaden selection criteria definition of "domestic violence" to cover the provisions of Violence Against Women's Act (VAWA) of 2005. As such, victims of domestic violence, sexual assault, dating violence and stalking will be granted a priority in selection for vacant public housing units. Additionally, HAM will continue to use a lease addendum that spells out the VAWA protections granted to victims (i.e., they will not be evicted/terminated from assistance as victims of domestic violence) who are already residents/participants of HAM housing complexes. Thus, HAM will seek to offer selection preference to future clients and occupancy protection for current residents who are victims of "VAWA" acts.

Item 5.2 b) Report on Meeting the 5-year Goals/Objectives

The actual accomplishments or facts are show below in **ALL BOLD LETTERS** IMMEDIATELY FOLLOWING EACH GOAL/OBJECTIVE.

- Two of every five new residents will be selected from the extremely low (i.e., 30% and below) income range of applicants for Housing Authority of Morehead projects. **HAM selections of new applicants exceed 40% of those in the "extremely low-income" range for each year in the five-year period of this goal/objective. For example during the twelve month period ended May 31, 2009, eighty-eight (88) income-eligible families were admitted to the HAM properties. Of these, 60 of the 88 (or 68%) were those with incomes at or below 30%' MFI (otherwise called the "Extremely Low-Income applicants.) Goal/objective met!**
- HAM will attempt to improve living condition by undertaking capital improvements within its financial means. **During the past twelve months, new entry and screen doors were installed on all units at Triplett View (KY 32-03); also at Triplett View a security camera system was installed; at Divide Hill (KY 32-04) fourteen (14) of the twenty-four (24) two-bedroom units) were renovated to include washer/dryer hookups, an additional section of kitchen cabinetry and new laminate kitchen floor were added; and at Rawcel Heights Storage Buildings were constructed for each family there.**

3. Safe and secure housing for all HAM residents will be a continuing goal, which will be measured by resident satisfaction. **As is evidenced by HAM's 89.8% score in "safety" on the CY2006 REAC survey (the last one available) and from the Resident Coordinator and Agency Plans Consultant's conversations with both the Resident Council and Lieutenant David Sexton of the Morehead Police Department on June 25, 2009, HAM has also achieved this goal/objective.**

4. The HAM will strive to ensure that the average income for all residents who live in family housing developments, i.e., Rawcel Heights (KY 32-1), Triplett View (KY 32-3), and Divide Hill (AKA C. B. Cornett Manor, KY 32-04) approximate the average income of all of HAM's general occupancy developments. **This year's "Deconcentration Analysis" prepared by the Management Consultant on June 24, 2009, revealed that the average incomes of families/individuals in Rawcel Heights (KY 32-01) and Divide Hill (KY 32-04) fell outside the allowable ranges of income at that time. Nevertheless progress was made in both complexes over the past twelve months. At Rawcel Heights only one vacancy occurred during the 12 month period and it was filled by an extremely low-income applicant (evidencing some progress). At Divide Hill the average income of all leaseholders increased over \$3,000 bringing the average incomes there closer to the overall PHA average. Again, while some good progress was made in the past twelve months, HAM did not achieve this overall goal/objective.**

5. The Housing Authority of Morehead (HAM) will change/broaden its selection criteria definition of "domestic violence" to cover the provisions of Violence Against Women's Act (VAWA) of 2005. As such, victims of domestic violence, sexual assault, dating violence and stalking will be granted a priority in selection for vacant public housing units. Additionally, HAM will implement a lease addendum to spell out the VAWA protections granted to victims (i.e., they will not be evicted/terminated from assistance as victims of domestic violence) who are already residents/participants of HAM housing complexes. Thus, HAM will seek to offer selection preference to future clients and occupancy protection for current residents who are victims of "VAWA" acts. **HAM has done all the above (i.e., added the broadened selection criteria, implemented a dwelling lease addendum) to address this goal/objective. Data collected since implementation of this goal/objective reveals that approximately 40 new residents claimed the VAWA selection preference when admitted. Also 4 families preserved housing rights for the domestic violence victims (and other non-abuser family members) after eviction of the abuser party to the lease. Goal/objective achieved. Overall, HAM's feels it has met its Mission as stated above.**

Item # 9 Housing Needs

Housing needs of our community and county are best shown on our (HAM) waiting list, i.e., sixty-seven (67) applicants of which fifty-five (55) or 82% are extremely low-income, eight (8) or 12% are very-low income and four (4) or 4% are low(er) income applicants. Competitor assisted housing complexes also have waiting lists, but typically not as lengthy as ours, for all size units. Smaller bedroom units (such a one and two-bedroom) are very popular in this area, as we are the home of Morehead State University, which has very limited on-campus housing facilities. Otherwise, the make up of our waiting list is very typical of our competitors but our properties appear to be more in demand due to the fact we are aggressive in dealing with problem situations, particularly drug problems. One of our housing complexes already has a security camera surveillance system and two others are scheduled to get cameras within the next year. Additionally, we use undercover state and local police to help deal with this problem. Moreover, our strong management and management practices help in quickly identifying and dealing with such problems. HAM's properties have fewer empty units on the average, although the turnover rate is about the same. To sum it up, HAM's housing needs are pretty typical of our community but they are better served by our complexes and housing policies and practices.

Item 10.) Significant Amendment and Substantial Deviation/Modification for the fiscal year beginning January 1, 2010

1. The Housing Authority of Morehead (HAM) has chosen the following as its definition of Substantial Deviation from its Annual Plan:
 - a.) Redirection of more than 20% of its operating budget funds from any budgeted/scheduled activity to another activity or:
 - b.) A major change in program direction (e.g., new or different housing selection preference criterion, new or changes to deductions from income-based rents, changes in the basis of determining Flat rent amounts, etc.) that requires action on the part of the Board of Commissioners; or
 - c.) Increasing or decreasing the total number of HAM employees by more than 40% from that authorized on the January 1st of each fiscal year.

However, NONE of these changes will be considered a Substantial Deviation IF those changes result from Government (i.e., Federal, State, or Local) actions over which the HAM exercises no control.

2. The HAM has chosen to use the following definition of Significant Amendment or Modification. Specifically, it will consider the following to be such modifications/amendments:
 - a.) Changes to rent or admission policies or organization of its waiting list.
 - b.) Additions of non-emergency work items (not included in the current Annual Statement or 5-Year Action Plan) that exceed \$50,000 in costs or change in use of the replacement reserve funds under the Capital Grant Funds Program and
 - c.) Any change with regard to demolition or disposition, designation of projects/buildings (for the elderly/disabled or families with disabilities), homeownership programs or conversion activities.

However, NONE of these changes will be considered Substantial Amendments/Modifications IF those changes result from Government (i.e., Federal, State ate, or Local) actions over which the HAM exercises no control.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

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

Part I: Summary						
PHA Name/Number Housing Authority of Morehead		Locality (City/County & State) Morehead, (Rowan County), 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_____
B.	Physical Improvements Subtotal, includes Water Heaters	Annual Statement	\$217,400	\$182,400	\$244,000	\$154,000
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		\$ 1,600	\$ 1,000	\$ 1,000	\$ 5,000
F.	Other-Ranges/Refrigerators		None	\$ 70,600	None	\$ 22,000
	Fees & Costs		\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
	Maint. Equip/Vehicles		\$ 29,000	None	None	\$ 40,000 (2 vehicles)
	Relocation Costs		None	None	\$ 15,000 (4 interiorsewer work)	None
	Office Equip/computers		None	None	None	\$ 45,000
G.	Operations		\$ 20,000	\$ 20,000.	\$ 20,000.	\$ 20,000.
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$303,000	\$309,000	\$315,000	\$321,000
L.	Total Non-CFP Funds					
M.	Grand Total		\$303,000	\$309,000	\$315,000	\$321,000

Part I: Summary (Continuation)						
PHA Name/Number Housing Authority of Morehead		Locality (City/county & State) Morehead (Rowan County), 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_____
		Annual Statement				
	KY032-01, Heritage Place		\$303,000	\$309,000	\$315,000	\$321,000

Part I: Summary		
PHA Name: Housing Authority of Morehead	Grant Type and Number Capital Fund Program Grant No: KY36S03250109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:1)
 Performance and Evaluation Report for Period Ending: June 30, 2009 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$ 20,000.00		\$ 20,000.00	\$ 3,054.92
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 30,000.00		\$ 21,000.00	\$ 6,830.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 31,000.00		\$ 20,000.00	\$ 16,047.45
10	1460 Dwelling Structures	\$220,393.00		\$204,949.00	\$ 2,697.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 800.00		\$ 800.00	\$ 800.00
12	1470 Non-dwelling Structures	\$ 19,802.59		None	N/A
13	1475 Non-dwelling Equipment	\$ 87,518.41		\$ 33,018.41	\$ 8,018.41
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of Morehead	Grant Type and Number Capital Fund Program Grant No: KY36S03250109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2009 FFY of Grant Approval: 2009			
Type of Grant					
<input 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: June 30, 2009		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$409,514.00		\$299,767.41	\$ 37,447.78
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of Morehead		Grant Type and Number Capital Fund Program Grant No: KY36S03250109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Administration	1410						
PHA-Wide	Force Account Mgmt & Oversight		LS	\$ 20,000.00		\$ 20,000.00	\$ 3,054.92	In Progress
PHA-Wide	Fees & Costs -hire professionals	1430	1 or 2	\$ 26,000.00		\$ 17,000.00	\$ 2,830.00	In Progress
PHA-Wide	Emergency Preparedness Plan	1430	LS	\$ 4,000.00		\$ 4,000.00	\$ 4,000.00	Completed
	Site Improvements	1450						
KY 32-01, Rawcel	Signage/Landscaping-curb appeal		LS	\$ 800.00		\$ 800.00	\$ 800.00	Completed
KY 32-02, Heritage	Signage/Landscaping-curb appeal		LS	\$ 6,200.00		\$ 6,200.00	\$ 4,866.45	In Progress
KY 32-03, Triplett	Tree Removal (safety)		8	\$ 3,000.00		\$ 3,000.00	\$ 3,000.00	Completed
KY 32-03, Triplett	Landscaping-curb appeal		LS	\$ 4,000.00		\$ 4,000.00	\$ 1,381.00	In Progress
KY 32-04, Divide	Signage/Landscaping-curb appeal		LS	\$ 6,000.00		\$ 6,000.00	\$ 6,000.00	Completed
KY 32-04, Divide	Dumpster surrounds-curb appeal		3	\$ 3,000.00		None	N/A	Later N Program
PHA-Wide	Replace/install Parking (stops) blocks		200	\$ 8,000.00		None	N/A	Later N Program
	Dwelling Structures	1460						
KY 32-01, Rawcel	Re-roofs w/Insul. Metal Roofs all Bldgs.		390 Sqs.	\$176,413.00		\$165,379.00	None	Under Contract
KY 32-01, Rawcel	Shutters 4 front windows -curb appeal		84 pair	\$ 6,720.00		\$ 6,720.00	None	Force Account
KY 32-01, Rawcel	Add vinyl siding (where needed)		LS	\$ 4,000.00		\$ 4,000.00	None	Force account

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.

Part II: Supporting Pages								
PHA Name: Housing Authority of Morehead		Grant Type and Number Capital Fund Program Grant No: KY36S03250109 CFFP (Yes/ No): No Replacement Housing Factor Grant No: A			Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Dwelling Structures-Continued	1460						
KY 32-02, Heritage	Shutters for front windows-curb appeal		160 pair	\$ 12,000.00		\$ 12,000.00	None	Force Account
KY 32-03, Triplet	Construction canopies over front stoops		12 sets	\$ 4,000.00		None	N/A	Later N Program
KY 32-03, Triplet	Shutters for front windows-curb appeal		128 pair	\$ 9,600.00		\$ 9,600.00	\$ 2,697.00	Force Account
KY 32-03, Triplet	Add vinyl siding in breezeways		5	\$ 5,000.00		\$ 5,000.00	None	Force Account
KY 32-04, Divide	Shutters for front windows-curb appeal		30 pair	\$ 2,250.00		\$ 2,250.00	None	Force Account
PHA-Wide	Purchase/install water heater		1	\$ 410.00		None	N/A	Later N Program
PHA-Wide	Dwelling Equip. -refrigerator & range	1465	2	\$ 800.00		\$ 800.00	\$ 800.00	Completed
	Non-Dwelling Structures	1470						
PHA-Wide	Modification 2 OCM Bldg-Sr Citizen Ctr		1,500 sq ft	\$ 18,402.59		None	N/A	Possibly Soon
PHA-Wide	Shutters for OCM Bldgs.-curb appeal		14 pair	\$ 1,400.00		None	N/A	Later N Program
	Non-Dwelling Equipment	1475						
KY 32-02, Heritage	Security Camera System (safety)		LS	\$ 12,500.00		None	N/A	Later N Program
KY 32-04, Divide	Security Camera System (safety)		LS	\$ 30,000.00		None	N/A	Later N Program
KY 32-04, Divide	New Playground Equipment		LS	\$ 25,000.00		\$ 25,000.00	None	Ordered
KY 32-04, Heritage	Replace Dumpsters-3 cubic yard type		7	\$ 7,000.00		None	N/A	Later N Program
PHA-Wide	Generators for emergency situations		2	\$ 5,000.00		None	N/A	Later N Program
PHA-Wide	Purchase JLG Lift Device		1	\$ 8,018.41		\$ 8,018.41	\$ 8,018.41	Purchased

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.

Part I: Summary		
PHA Name: Housing Authority of Morehead	Grant Type and Number Capital Fund Program Grant No: KY36P03250108 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval: 2008

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: June 30, 2009 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$ 3,002.00		\$ 3,002.00	None
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 35,179.00		\$ 35,179.00	\$ 35,179.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 12,525.00		\$ 12,525.00	\$ 12,525.00
10	1460 Dwelling Structures	\$186,834.60		\$186,834.60	\$167,852.22
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	\$ 58,975.06		\$ 58,975.06	\$ 58,975.06
13	1475 Non-dwelling Equipment	\$ 25,546.00		\$ 25,546.00	\$ 25,546.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	\$ 1,460.34		\$ 1,460.34	\$ 1,460.34
17	1499 Development Activities ⁴				

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³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of Morehead	Grant Type and Number Capital Fund Program Grant No: KY36P03250108 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2008 FFY of Grant Approval: 2008			
Type of Grant					
<input 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: June 30, 2009		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$323,522.00		\$323,522.00	\$287,912.62
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

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⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of Morehead		Grant Type and Number Capital Fund Program Grant No: KY36P03250108 CFFP (Yes/ No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Developm ent Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA – Wide	Administration-Agency Plans/Adv/copy	1410	LS	\$ 3,002.00		\$ 3,002.00	None	Under Contract
PHA - Wide	Fees & Costs-A&E & Mod Consultant	1430	2	\$ 35,179.00		\$ 35,179.00	\$ 21,554.00	In process
	Site Improvement	1450						
KY 32-02, Heritage Pl	Blacktop Parking Lots		9600 SF	\$ 12,525.00		\$ 12,525.00	\$ 12,525.00	Completed
	Dwelling Structures	1460						
KY 32-04 Divide Hill	Reroute Condensation Lines-1 st level Apts		12 DUs	\$ 9,180.00		\$ 9,180.00	\$ 9,180.00	Completed
KY 32-03, Triplett	Replace Exterior Doors & Hardware		64 Drs.	\$ 47,040.00		\$ 47,040.00	\$ 43,781.34	FA-near compl
KY 32-03, Triplett	Replace all Storm Doors		64 Drs.	\$ 17,600.00		\$ 17,600.00	\$ 17,600.00	Completed
KY 32-04, Divide	Renovate/install washer/dryer hookups-2BR		14 of 24	\$113,014.60		\$113,014.60	\$ 97,290.88	FA-near compl
	Non-Dwelling Structures	1470						
KY 32-01, Rawcel	Construct 8X8 storage bldgs-concrete pads		16	\$ 58,975.06		\$ 58,975.06	\$ 58,975.06	Completed
	Non-Dwelling Equipment	1475						
KY 32-03, Triplett	Install Security Camera System		LS	\$ 25,546.00		\$ 25,546.00	\$ 25,546.00	Completed
KY 32-04, Divide	Relocations for 2 BR conversions above		LS	\$ 1,460.34		\$ 1,460.34	\$ 1,460.34	Complete

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Legend: “FA” means Force Account work and “near compl” means near completion.

