

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 Morgantown</u> PHA Code: <u>KY041000001</u> PHA Type: <input checked="" 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>04/2010</u>														
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>180</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.)														
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	<table border="1"> <thead> <tr> <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> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </tbody> </table>	No. of Units in Each Program		PH	HCV	PHA 1:		PHA 2:		PHA 3:	
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: <p style="text-align: center;">Our goal is to make reasonable efforts to comply with all governmental codes and rules regarding health, maintenance and safety and to provide drug free, decent, and sanitary housing for eligible families and to provide opportunities and promote self-sufficiency and economic independence for residents.</p>														

5.2	<p>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.</p> <p>Recognize residents as our ultimate customer</p> <p>Improve Public Housing Authority (HA) management and service delivery efforts through effective and efficient management of HA staff</p> <p>Manage the housing authority’s programs in a manner that results in being recognized as a high performer</p> <p>Maintain the housing authority’s physical assets in a manner that is both efficient and more cost effective</p> <p>Maintain the housing authority’s physical assets in a manner that meets the established physical condition standards</p> <p>Develop a preventive maintenance plan and schedule for the public housing inventory</p> <p>Establish inventory control points to ensure that items frequently needed by maintenance staff are always available</p> <p>Seek problem-solving partnerships with residents, community, and government leadership</p> <p>Apply HA resources, to the effective and efficient management and operation of public housing programs, taking into account changes in Federal funding</p> <p>Administer all programs in compliance with the Annual Contributions Contract, all regulations and laws</p> <p>Improve the public perception of the housing authority as a public agency</p> <p>Improve the security and safety of public housing sites</p> <p>Work in conjunction with the Morgantown City Police Department and the Butler County Sheriff’s Department to develop a plan to reduce crime at the housing authority sites</p> <p>Ensure all residents, employees and program participants have full access to the programs and benefits offered by the Housing Authority of Morgantown.</p> <p>Develop written procedures to address requests for reasonable accommodation.</p> <p>Ensure the PHA is fiscally responsible</p> <p>Identify program areas which may be duplicative. Conduct process analysis on identified areas to improve overall cost effectiveness</p> <p>Goals and Objectives Progress Report – See attachment KY041d02</p>
6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Policies</p> <p>(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.</p> <p>Housing Authority of Morgantown, 300 Kent Manor Drive, Morgantown, KY 42261 (Main Office)</p>
7.0	<p>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.</i></p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>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.</p>

8.2	<p>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.</p>
8.3	<p>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.</p>
9.0	<p>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.</p> <p>The PHA has analyzed the housing needs of low-income and very low-income families who reside in the PHA's jurisdiction. Included in the analysis are housing needs of extremely low-income families, elderly families and families with disabilities, and households of various races and ethnic groups residing in the jurisdiction.</p> <p>The housing needs of each of these groups have been identified separately. The identification of housing needs took into account issues of affordability, supply, quality, accessibility, size of units and location.</p> <p>The PHA is not located in a city or county with its own Consolidated Plan. However, the State's Consolidated Plan accurately describes the housing needs of the jurisdiction. Applicable portions of the State's Consolidated Plan are on file in the PHA's Administrative Office.</p>
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.</p> <p>The PHA intends, to the maximum extent practicable, to address the community housing needs described above. The PHA efforts over the next year will center on addressing affordability, supply of housing resources, quality of available housing, and accessibility.</p> <p>Other strategies to be considered include:</p> <ul style="list-style-type: none"> • respond to HUD Notices of Funding Availability for additional funds.

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.</p> <p>During Fiscal Year 2009, the Housing Authority has worked to achieve the goals and objectives listed in the Five Year Plan by the following actions: Has evaluated management functions to promote efficiency and effectiveness.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>The Housing Authority of Morgantown has, in conjunction with the Resident Advisory Board, developed the following definitions, as required by 24 CFR903.7(r).</p> <p>“Substantial deviation” from the Agency’s Five Year Plan will include:</p> <ul style="list-style-type: none"> Any change to, or development of, the Agency’s Mission Statement. Any change to or deletion of a goal or objective that is included in the PHA Five Year Plan. Any additional goals or objectives that have been identified to meet the stated Mission of the PHA. <p>“Significant Amendment or Modification” to the Agency’s Five Year or Annual Plan is defined as follows:</p> <ul style="list-style-type: none"> Changes to rent or admissions policies; Changes to the organization of the waiting list; Changes to tenant selection criteria; Additions or deletions of non-emergency work items not included in the current Annual Statement of the Five Year Action Plan. Change in the use of replacement reserve funds under the Capital Fund; Changes to the current Grievance or Informal hearing Procedures; Changes to the current community service program.
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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> <ul style="list-style-type: none"> (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)
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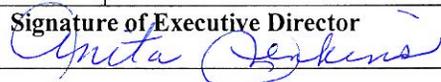
Part I: Summary						
PHA Name: Housing Authority of Morgantown		Grant Type and Number Capital Fund Program Grant No: KY36P041501-06 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2006 FFY of Grant Approval: 2006	
Type of Grant <input type="checkbox"/> Original Annual Statement <input 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: 09/30/2009 <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	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³		573	573	0	
3	1408 Management Improvements		400	400	400	
4	1410 Administration (may not exceed 10% of line 21)	2,000	1,027	1,027	1,027	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	15,000	15,000	15,000	15,000	
8	1440 Site Acquisition					
9	1450 Site Improvement	55,000	55,000	55,000	55,000	
10	1460 Dwelling Structures	180,000	180,000	180,000	180,000	
11	1465.1 Dwelling Equipment—Nonexpendable	16,761	16,761	16,761	16,761	
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
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.

Part I: Summary							
PHA Name: Housing Authority of Morgantown		Grant Type and Number Capital Fund Program Grant No: KY36P041501.06 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2006 FFY of Grant Approval: 2006			
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: 09/30/2009 <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)	268,761	268,761	268,761	267,788		
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 12-29-09		Signature of Public Housing Director 		Date 	

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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 Morgantown			Grant Type and Number Capital Fund Program Grant No: KY36P041501-06 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2006		
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	
PHA Wide	Commode Replacement	1460	208	70,000	70,000	70,000	70,000	100%
PHA Wide	Bathroom Renovations	1460	40	40,000	40,000	40,000	40,000	100%
PHA Wide	Flooring Replacement	1460	80	20,000	20,000	20,000	20,000	100%
PHA Wide	Window Replacement	1460		50,000	50,000	50,000	50,000	100%
PHA Wide	Upgrade Playgrounds	1450		30,000	30,000	30,000	30,000	100%
PHA Wide	Landscaping/Corrective Drainage	1450		25,000	25,000	25,000	25,000	100%
PHA Wide	Range Replacement	1465		16,761	16,761	16,761	16,761	100%
PHA Wide	Administration	1410		2,000	1,027	1,027	1,027	100%
PHA Wide	Management Improvements	1408		400	400	400	0	100%
PHA Wide	Operations	1406		573	573	573	0	0%

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² To be completed for the Performance and Evaluation Report.

Part I: Summary					
PIHA Name: Housing Authority of Morgantown		Grant Type and Number Capital Fund Program Grant No: KY36P041501-07 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2007 FFY of Grant Approval: 2007
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 type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> 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	2,000		2,000	2,000
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000		30,000	30,000
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	244,348		244,348	244,348
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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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 Morgantown		Grant Type and Number Capital Fund Program Grant No: KY36P041501-07 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2007 FFY of Grant Approval: 2007	
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 type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" 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)	276,348		276,348	276,348
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	
<i>Anita Jenkins</i>		12-29-09			

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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Part I: Summary					
PHIA Name: Housing Authority of Morgantown		Grant Type and Number Capital Fund Program Grant No: KY36P041501-08 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: 09/30/2009 <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
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	30,000		30,000	25,000
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	1,000		1,000	779
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	23,000		23,000	23,000
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	221,826		221,826	100,429
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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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 Morgantown		Grant Type and Number Capital Fund Program Grant No: KY36P041501-08 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: 09/30/2009 <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)	275,826		275,826	149,208		
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 12-29-09		Signature of Public Housing Director 		Date 	

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Part II: Supporting Pages								
PHA Name: Housing Authority of Morgantown			Grant Type and Number Capital Fund Program Grant No: KY36P041501-08 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
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	
PHA Wide	Interior Drain Replacement	1460	20	100,000		100,000	0	0%
PHA Wide	Cabinet & Countertop Replacement	1460	40	121,826		121,826	100,429	82%
PHA Wide	Operations	1406		30,000		30,000	25,000	83%
PHA Wide	Administration	1410		1,000		1,000	779	78%
PHA Wide	Architect/Engineering Services	1430		23,000		23,000	23,000	100%
	TOTAL			275,826			149,208	

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² To be completed for the Performance and Evaluation Report.

Part I: Summary					
PIHA Name: Housing Authority of Morgantown		Grant Type and Number Capital Fund Program Grant No: KY36S041501-09 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: 09/30/2009 <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
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)	5,000		5,000	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	28,000		28,000	5,490
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	316,141		316,141	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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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
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Part I: Summary					
PHA Name: Housing Authority of Morgantown	Grant Type and Number Capital Fund Program Grant No: KY36S041501-09 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: 09/30/2009		<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)	349,141		349,141	5,490
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 <i>Cruta Perkins</i>		Date 12-29-09		Signature of Public Housing Director	
				Date	

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Part I: Summary					
PIHA Name: Housing Authority of Morgantown		Grant Type and Number Capital Fund Program Grant No: KY36P041501-09 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: 09/30/2009 <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
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	25,000		24,900	0
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	18,000		18,000	3,000
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	255,513		255,513	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
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 Morgantown		Grant Type and Number Capital Fund Program Grant No: KY36P041501-09 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: 09/30/2009 <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)	298,513		298,413	3,000
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	
		12-29-09			

¹ To be completed for the Performance and Evaluation Report.
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³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
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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 Morgantown		Grant Type and Number Capital Fund Program Grant No: KY36P041501-10 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval: 2010	
Type of Grant <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						
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	35,000				
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)	2,000				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	263,000				
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
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.

Part I: Summary							
PHA Name: Housing Authority of Morgantown		Grant Type and Number Capital Fund Program Grant No: KY36P041501-10 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2010 FFY of Grant Approval: 2010			
Type of Grant <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							
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)	300,000					
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 12-29-09		Signature of Public Housing Director 		Date 	

¹ To be completed for the Performance and Evaluation Report.
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⁴ RHF funds shall be included here.

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		Locality (City/County & State)		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
PHA Name/Number Housing Authority of Morgantown		Morgantown, Butler County, Kentucky				
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
B.	Physical Improvements Subtotal	Annual Statement	235,000	232,000	268,000	234,000
C.	Management Improvements			2,000		
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration			1,000		1,000
F.	Other		30,000	30,000		30,000
G.	Operations		35,000	35,000	35,000	35,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing -- Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		300,000	300,000	303,000	300,000

Part I: Summary (Continuation)						
PHA Name/Number Housing Authority of Morgantown		Locality (City/county & State) Morgantown, Butler County, Kentucky			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
		Annual Statement				
	KY041000001		300,000	300,000	303,000	300,000

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year 2010 FFY <u>2011</u>		Work Statement for Year: <u>2011</u> FFY <u>2012</u>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	KY041000001//PHA Wide/Operations	35,000	KY041000001/PHA Wide/Operations	35,000
	KY041000001/PHA Wide/Architecture Services	30,000	KY041000001/PHA Wide/Architectural Services	30,000
			KY041000001/PHA Wide/Administration	1,000
			KY041000001/PHA Wide/Management Improvements	2,000
		Subtotal of Estimated Cost	\$ 65,000	Subtotal of Estimated Cost

11.0 Required Submission for HUD Field Office Review.

(f) Resident Advisory Board Comments.

The agency posted the Five Year and Annual Plan for review on October 28, 2009 and held a public hearing which was open to everyone on December 14, 2009. All tenants were made aware and were asked for their participation. There was no interest shown, no comments made, and there was no showing at the public hearing.

(g) Challenged Elements.

Due to no interest shown, no comments and no showing at the public hearing, no elements were challenged.

2010 Goals and Objectives Progress Report

The Housing Authority of Morgantown strives, at all times, to improve its management and service delivery efforts by offering staff training on and off the HA premises, monitoring web casts available and monitoring PIH notices. By doing this, all staff is kept informed of any changes in regulations and laws. Continued efforts are made to inform residents of the importance of reporting maintenance issues and to train maintenance staff in an effort to keep our properties in good repair. Continued efforts are also made to manage the facilities in a manner that is cost effective in order to keep the agency fiscally sound. These efforts have shown to be successful as our PHAS score five years ago was 97 and our agency received a PHAS score of 98 on our most recent assessment designating the agency as a High Performer. This resulted in being awarded a Certificate of Excellence by the local field office of the Department of Housing and Urban Development in recognition of a Superior PASS Score of 29 out of 30.

The Housing Authority of Morgantown takes great pride in maintaining its properties in a manner that does not allow for the properties to fall in a state of disrepair. Over the past five years, approximately \$1,700,000 has been spent to improve the properties. These improvements have been funded by Capital Fund Program funds and reserve funds.

The City of Morgantown Police Department has been located on our largest site, which contains 100 units. Their presence there over the past 15 years has made a dramatic impact on the crime and safety issues at this site. With the election of a new mayor and the hiring of a new police chief, the City of Morgantown chose to have a feasibility study conducted on the police department. As part of that study it was recommended that the city build a new department in a more accessible area. In fear that crime and safety issues would return to the levels they were 15 years ago the PHA collaborated with the city officials to renovate the existing building to allow the department to have more space and to provide a state-of-the-art facility. Providing this renovation allows for the Department to continue to conduct their services and remain located within the center of this 100 unit site and is also able to more effectively serve the entire community. Plans are now underway to expand this partnership to establish a substation at another site which contains large family units. The PHA also contracts with the Butler County Fiscal Court for security services in which one security officer services the PHA properties exclusively for 120 hours per month. This substation will be available to both the City Police Department and well as the security officer.

The Boys and Girls Club of Butler County is also located on our largest site. The Club has now completed its 13th year in existence; however, over the past year financial issues threatened its continuance. The current economic situation contributed to a loss of community financial support. By working with the organization, its officers and volunteers, the Club's financial situation is now more stable. By proving to the Boys and Girls Clubs of America that we were dedicated to doing whatever needed to keep the doors of the Club open, we were able to secure funding for job creation and retention that the Boys and Girls Clubs of America received through the American Recovery and Reinvestment Act. The entire organization was restructured and we have received more staff and parent involvement.

Progress has been made toward the development of a preventive maintenance plan and schedule. Training on the development of a plan has been attended, resource materials are available and a consultant has conducted an evaluation of the maintenance department. Actual processes and schedules have been put in place to test for their effectiveness as a pre-requisite to developing the plan.

In the past five years we have made efforts to organize and maintain our inventory items and materials. A new maintenance building was built, a barcode system initiated and all inventory items are being entered into our housing software program. Five years ago, nothing had been done toward this effort and today 90% of the barcode system is in place and 90% of the inventory items are entered into the housing software program. A preventive plan is to be developed within the next 2 years.

Agreements have been signed with 95% percent of the government, non-profit and community agencies to provide access to information needed on programs and individuals in an effort to prevent misuse of funds and fraud. The PHA has developed partnerships with the Morgantown Butler County Chamber of Commerce and the Bowling Green Warren County Chamber of Commerce as well as the city and county governments to help with efforts to attract new industry to the area and therefore is able to provide information on new job opportunities to our residents. Within the past few months these groups used our facility when Governor Brashear came to Morgantown to announce new industry locating in Morgantown. The PHA will continue to strengthen these relationships and to seek agreements with any new agencies coming to the area.

The PHA manages its reserve levels by placing the funds in long term investments to maximize the returns in order to support the agencies fiscal well-being. Currently the PHA maintains a reserve level that would support nine months of operations.

In 2007, the Housing Authority of Morgantown established a Violence Against Women Act Policy. The PHA informed residents of this policy through information provided in its monthly newsletter that each resident receives and by providing information on the policy as part of the application for admission. The PHA's monthly newsletter is used to inform residents of program and activities that are available at the PHA and also the community.

The Housing Authority of Morgantown has developed a Reasonable Accommodation Policy a procedures that will become effective on April 1, 2010.

Our efforts towards reducing public housing vacancies would have been met if it had not been for bathroom renovations being done at our 20 unit site. During this renovation, families of ten units at a time were relocated to other sites which limited the number of units available. Most of these families were relocated to units that placed them in an over-housed condition and now that the renovation is complete, the last of the relocated families are now being transferred back to the renovated units. With ten units being used to house relocated families, we have not been able to house eligible families on the waiting lists. Eligible families on our waiting lists are more than sufficient to fill our vacant units except that time to make ready the units that relocated families transferred from is needed. Despite having to deal with the relocation, our vacancies compared to five years ago is the same.

The Housing Authority of Morgantown has made every effort to deconcentrate poverty by bringing higher income public housing households into lower income developments; however, this has been a challenging endeavor due to the decline in the economy. As a result of the economic decline we have seen an increase in lower income families applying for assistance and placement of these families has been made throughout our properties. With the unemployment rate for the county steadily rising over the past few years, currently at 13%, we have seen an increase in unemployed families applying for assistance; therefore, we were unable to meet our goal of increasing the number of employed families.