



**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.

**Goal #1 The Housing Authority of Vanceburg’s existing 52 unit public housing program is an efficient and effective manner thereby qualifying is as a least a standard performer.**

**Objectives:**

- \* As of the Fiscal Year 2007 the PHA reached the goal of a high performer. If HUD provides appropriate, timely and adequate funding, the PHA will continue to maintain it’s High Performer status. This will be accomplished by maintaining records and housing units by continuing an Annual Audit and Annual Physical Inspections.
- \* The PHA will continue to promote a motivating, work environment with a capable and efficient team of employees to operate as a customer friendly leader in the affordable housing industry.
- \* The PHA has implemented weekly staff meetings.
- \* Inspections of all units are completed every three months with a grading score. Inspections are performed more often if a unit receives a low score.
- \* Tenants are now offered the choice of performing Community Service on PHA property.
- \* Work orders have been reduced to a 1 day average time.
- \* The PHA has adequate financial reserves in case of emergencies.
- \* Collection of losses are down from 22% to 7% . Letters are sent out to any tenants who have a balance. The PHA has collected over \$1,100 since January 1, 2010 in collection losses this year.

**Goal #2 The Housing Authority strives to provide safe, decent affordable low income in PHA the development.**

**Objective:**

- \* The PHA, with appropriate, timely and adequate funding from HUD shall reduce crime in its development. To achieve this goal there will be continued strict lease enforcement so that those not living within the terms of the lease will be finding alternate accommodations and by thorough background checks of all applicants for subsidized housing.
- \* Because of the strict lease enforcement there is more cooperation from tenants and less cause for evictions. There is less crime because of continued police background checks and strict lease enforcement.

| <u>Applications Denied</u> |      | <u>Total Evictions</u> |     |
|----------------------------|------|------------------------|-----|
| 2005                       | - 20 | 2005                   | - 3 |
| 2006                       | - 15 | 2006                   | - 4 |
| 2007                       | - 7  | 2007                   | - 6 |
| 2008                       | - 10 | 2008                   | - 2 |
| 2009                       | - 10 | 2009                   | - 1 |

- \* Increase exterior security lighting. All lighting has been replaced.
- \* Completion of dusk to dawn porch lights on all units to illuminate apartments identity.
- \* Rod Iron fencing was erected to delineate semi-public space from semi-private space. More fencing will be added as needed and as funds are available.

Goals and Objectives are on target from the last 5-year plan. The PHA has had to use some of the modernization monies for operating costs however some roofing, gutters and downspouts is complete the PHA has completed some HVAC upgrades as needed and has started on conversion of dwelling units.

Over the next five years the Housing Authority will be continuing with interior renovations, Continuing with unit conversions and roofing and starting bathroom upgrades. So that at the end of the next five years the apartments will maintain their marketability within the area.

The Housing Authority has adopted a Violence Against Women Act (VAWA) policy in an effort to housing to victims of domestic violence, dating violence, sexual assault or stalking and to enhance victim safety in assisted families.

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| 6.0 | <p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:<br/> (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><b>No revisions have been made in the Annual Plan since the last submission. Copies may be found at the PHA's Main Administrative Office located at 104 White Street in Vanceburg, Kentucky</b></p>   |
| 7.0 | <p><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></p>  |
| 8.0 | <p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>   |
| 8.1 | <p><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. <b><i>See Attached</i></b></p>   |
| 8.2 | <p><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. <b><i>See Attached</i></b></p>   |
| 8.3 | <p><b>Capital Fund Financing Program (CFFP).</b><br/> <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><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.</p> |
| 9.1 | <p><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></p> <p><b>The goal of the Housing Authority is to continue to provide safe and affordable housing and, also, to modernize existing dwelling units to compete in local market. The PHA will strive to efficiently turn over vacant units in a timely manner in an effort to expedite new move-ins, therefore providing for the local jurisdiction.</b></p> |

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| <b>10.0</b> | <p><b>Additional Information.</b> 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 style="padding-left: 40px;"><b>The PHA has maintained its yearly modernization goals over the past five years. Work contained within the previous plan has been completed or in the process of being completed with no substantial deviations; therefore, keeping the PHA on target and ready for additional funding.</b></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p><b>The Housing Authority defines “substantial deviation” as a change in the capital budget and/or 5-Year Plan of 50% or more of non-emergency work items or any policy changes which would require resubmission of an updated Plan. The Housing Authority has made no substantial deviations from the 5-Year Plan Policy as outlined in the previous Agency Plan submitted to HUD.</b></p> <p><b>The Housing Authority will consider the following actions to be significant amendments or modifications:</b></p> <ul style="list-style-type: none"> <li>• <b>Changes to rent or admissions policies or organization of the waiting list with the exemption of HUD mandated changes in these policies.</b></li> <li>• <b>Addition of non-emergency work items in the amount of 50% of the capital budget (items not included in the current Annual Statement or 5-Year Action Plan.</b></li> </ul> <p><b>The Housing Authority has not made significant amendments or modifications to the annual Plan except those that are adopted to reflect changes in HUD regulatory requirements.</b></p> |
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| <b>11.0</b> | <p><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.</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> |
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| <b>Part I: Summary</b>  |   |
| <b>PHA Name: Housing Authority of Vanceburg</b>                 | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: KY36P084-501(10)<br>Replacement Housing Factor Grant No:<br>Date of CFFP: 2010 |
| <b>FFY of Grant: 2010</b><br><b>FFY of Grant Approval: 2010</b> |   |

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

| Line | Summary by Development Account                               | Total Estimated Cost |                      | Total Actual Cost <sup>1</sup> |          |
|------|--|----------------------|----------------------|--------------------------------|----------|
|      |  | Original             | Revised <sup>2</sup> | Obligated                      | Expended |
| 1    | Total non-CFP Funds  |                      |                      |                                |          |
| 2    | 1406 Operations (may not exceed 20% of line 21) <sup>3</sup> | 25,000.00            |                      |                                |          |
| 3    | 1408 Management Improvements                                 |                      |                      |                                |          |
| 4    | 1410 Administration (may not exceed 10% of line 21)          | 500.00               |                      |                                |          |
| 5    | 1411 Audit   |                      |                      |                                |          |
| 6    | 1415 Liquidated Damages                                      |                      |                      |                                |          |
| 7    | 1430 Fees and Costs  | 10,500.00            |                      |                                |          |
| 8    | 1440 Site Acquisition  |                      |                      |                                |          |
| 9    | 1450 Site Improvement  | 7,000.00             |                      |                                |          |
| 10   | 1460 Dwelling Structures                                     | 42,000.00            |                      |                                |          |
| 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 <sup>4</sup>                     |                      |                      |                                |          |

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

| <b>Part I: Summary</b>  |  |   |                      |   |  |  |
|---|--|---|----------------------|---|--|--|
| <b>PHA Name:<br/>Housing Authority<br/>of Vanceburg</b>                       |  | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: KY36P084-501(10)<br>Replacement Housing Factor Grant No:<br>Date of CFFP: 2010 |                      |   | <b>FFY of Grant:2010</b><br><b>FFY of Grant Approval: 2010</b> |  |
| <b>Type of Grant</b>  |  |   |                      |   |  |  |
| <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 <sup>1</sup>                                    |  |  |
|   |  | Original  | Revised <sup>2</sup> | 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)                           | 85,000.00   |                      |   |  |  |
| 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                |   |                      |   |  |  |
| <b>Signature of Executive Director</b>  |  |   | <b>Date</b>          |   |  |  |
| <b>Signature of Public Housing Director</b>                                   |  |   | <b>Date</b>          |   |  |  |

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> 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

| <b>Part I: Summary</b>                                  |  |   |                                       |                                       |   |                                       |
|---|--|---|---------------------------------------|---------------------------------------|---|---------------------------------------|
| PHA Name/Number Housing Authority of Vanceburg<br>KY084 |  | Locality (City/County & State)<br>Vanceburg, Kentucky |                                       |                                       | <input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: |                                       |
| A.  | Development Number and Name                    | Work Statement for Year 1<br>FFY 2010                 | Work Statement for Year 2<br>FFY 2011 | Work Statement for Year 3<br>FFY 2012 | Work Statement for Year 4<br>FFY 2013   | Work Statement for Year 5<br>FFY 2014 |
| B.  | Physical Improvements Subtotal                 | Annual Statement                                      | 49,000.00                             | 49,000.00                             | 49,000.00   | 49,000.00                             |
| C.  | Management Improvements                        |   | 11,000.00                             | 11,000.00                             | 11,000.00   | 11,000.00                             |
| D.  | PHA-Wide Non-dwelling Structures and Equipment |   |                                       |                                       |   |                                       |
| E.  | Administration                                 |   |                                       |                                       |   |                                       |
| F.  | Other  |   |                                       |                                       |   |                                       |
| G.  | Operations                                     |   | 25,000.00                             | 25,000.00                             | 25,000.00   | 25,000.00                             |
| H.  | Demolition                                     |   |                                       |                                       |   |                                       |
| I.  | Development                                    |   |                                       |                                       |   |                                       |
| J.  | Capital Fund Financing – Debt Service          |   |                                       |                                       |   |                                       |
| K.  | Total CFP Funds                                |   | \$85,000.00                           | \$85,000.00                           | \$85,000.00   | \$85,000.00                           |
| L.  | Total Non-CFP Funds                            |   |                                       |                                       |   |                                       |
| M.  | Grand Total                                    |   | <b>\$85,000.00</b>                    | <b>\$85,000.00</b>                    | <b>\$85,000.00</b>  | <b>\$85,000.00</b>                    |









