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

Small PHA Plan Update Annual Plan for Fiscal Year: 2003

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

PHA Plan Agency Identification

PHA Name: Housing Authority of Elizabethtown
PHA Number: KY054
PHA Fiscal Year Beginning: (mm/yyyy) 07/2003
PHA Plan Contact Information: Name: Margaret A. Peake Phone: (270) 765.2092 TDD: 1-800-247-2510 Email (if available):
Public Access to Information Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply) ☐ Main administrative office of the PHA ☐ PHA development management offices
Display Locations For PHA Plans and Supporting Documents
The PHA Plans (including attachments) are available for public inspection at: (select all that apply) Main administrative office of the PHA PHA development management offices Main administrative office of the local, county or State government Public library PHA website Other (list below)
PHA Plan Supporting Documents are available for inspection at: (select all that apply) Main business office of the PHA PHA development management offices Other (list below)
PHA Programs Administered:
□ Public Housing and Section 8 □ Section 8 Only □ Public Housing Only

Annual PHA Plan Fiscal Year 2003

[24 CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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	Performance & Evaluation Report - 2002	ky054a0l
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ii. Executive Summary

[24	CFR	Part	903.7	9	(r)	
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At PHA option, provide a brief overview of the information in the Annual Plan

1. Summary of Policy or Program Changes for the Upcoming	ng Year
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In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

The only policy change for the upcoming year is the established of separate flat rents and ceiling rents. The Rent Determination Policy has been adopted by the Housing Authority's Board of Commissioners.

2. Capital Improvement Needs
[24 CFR Part 903.7 9 (g)]
Exemptions: Section 8 only PHAs are not required to complete this component.
A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?
B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$222,142
C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.
D. Capital Fund Program Grant Submissions
(1) Capital Fund Program 5-Year Action Plan
The Capital Fund Program 5-Year Action Plan is provided as Attachment C.
(2) Capital Fund Program Annual Statement
The Capital Fund Program Annual Statement is provided as Attachment B.
3. Demolition and Disposition
[24 CFR Part 903.7 9 (h)]
Applicability: Section 8 only PHAs are not required to complete this section.
1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component; if "yes", complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description				
(Not including A	ctivities Associated with HOPE VI or Conversion Activities)			
1a. Development name				
1b. Development (proj	ect) number:			
2. Activity type: Dem	olition \			
Disposi	tion _			
3. Application status (select one)			
Approved				
Submitted, pen				
Planned applic				
4. Date application app				
5. Number of units aff				
6. Coverage of action				
	ydevel\ Pe			
Total day	opmen			
rd tid ter ha	yelect all that apply)			
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	V- VV-			
ubne hous				
\ / =	for admission to other public housing or section 8			
Other house				
8. Timeline for activit	•			
-	projected start date of activity:			
-	rojected start date of relocation activities:			
c. Projected en	d date of activity:			
4 Voucher Home	eownership Program			
[24 CFR Part 903.7 9 (k)]	ownership i rogram			
[=: 0 / (/]				
A. Yes No:	Does the PHA plan to administer a Section 8 Homeownership program			
	pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24			
	CFR part 982 ? (If "No", skip to next component; if "yes", describe each			
	program using the table below (copy and complete questions for each			
	program identified.)			
	,			
B. Capacity of the P	HA to Administer a Section 8 Homeownership Program			
The PHA has demonst	rated its capacity to administer the program by (select all that apply):			
	g a minimum homeowner downpayment requirement of at least 3 percent			
and requiri	ng that at least 1 percent of the downpayment comes from the family's			
resources				

Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):
5. Safety and Crime Prevention: PHDEP Plan 24 CFR Part 903.7 (m)]
Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.
A. Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the apcoming year? \$
C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
D. Yes No: The PHDEP Plan is attached at Attachment
6. Other Information (24 CFR Part 903.7 9 (r))
A. Resident Advisory Board (RAB) Recommendations and PHA Response
1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are attached at Attachment G.
3. In what manner did the PHA address those comments? (select all that apply) The PHA changed portions of the PHA Plan in response to comments A list of these changes is included Yes No: below or
Yes No: at the end of the RAB Comments in Attachment Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment G.
Other: (list below)

B. Statement of Consistency with the Consolidated Plan

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

1. Consolida	ted Plan jurisdiction: (provide name here) Commonwealth of Kentucky
	has taken the following steps to ensure consistency of this PHA Plan with the ted Plan for the jurisdiction: (select all that apply)
	The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s. The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan. The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan. Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below) Other: (list below)
^	No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:
	olidated Plan of the jurisdiction supports the PHA Plan with the following actions ommitments: (describe below)
presen	Consolidated Plan of Kentucky and the PHA Plan concur in the objectives of rvation of housing units through modernization enabling the production of safe, and affordable housing for low income renter households through sound gement efforts.
C. Criteria f	or Substantial Deviation and Significant Amendments
1. Amendm 24 CFR Part 90	nent and Deviation Definitions 3.7(r)
PHAs are require Significant Ame when the PHA	red to define and adopt their own standards of substantial deviation from the 5-year Plan and endment to the Annual Plan. The definition of significant amendment is important because it defines will subject a change to the policies or activities described in the Annual Plan to full public hearing we before implementation.

A. Substantial Deviation from the 5-year Plan:

The Housing Authority of Elizabethtown 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 of Elizabethtown has made no substantial deviations from the 5-Year Plan Policy as outlined in the 2002 Agency Plan submitted to HUD.

B. Significant Amendment or Modification to the Annual Plan:

The Housing Authority of Elizabethtown will consider the following actions to be significant amendments or modifications:

- Changes to rent or admissions policies or organization of the waiting list with the exemption of HUD mandated changes in these policies.
- 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).

The Housing Authority of Elizabethtown has not made significant amendments or modifications to the annual Plan except those that are adopted to reflect changes in HUD regulatory requirements.

<u>Attachment_A_</u> Supporting Documents Available for Review

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

Applicable &	List of Supporting Documents Available for Revie Supporting Document	Related Plan Component
On Display		-
	PHA Plan Certifications of Compliance with the PHA Plans and	5 Year and Annual
X	Related Regulations	Plans
	State/Local Government Certification of Consistency with the	5 Year and Annual
	Consolidated Plan (not required for this update)	Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
	Most recent board-approved operating budget for the public housing	Annual Plan:
X	program	Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection and Admissions Policies
	Public housing rent determination policies, including the method for	Annual Plan: Rent
	setting public housing flat rents	Determination
X	check here if included in the public housing A & O Policy	
v	Schedule of flat rents offered at each public housing development	Annual Plan: Rent
X	check here if included in the public housing A & O Policy	Determination
	Section 8 rent determination (payment standard) policies	Annual Plan: Rent
	check here if included in Section 8 Administrative Plan	Determination

List of Supporting Documents Available for Review					
Applicable	Related Plan				
& On Diamlar		Component			
On Display	Public housing management and maintenance policy documents,	Annual Plan:			
X	including policies for the prevention or eradication of pest infestation	Operations and			
71	(including cockroach infestation)	Maintenance			
	Results of latest binding Public Housing Assessment System (PHAS)	Annual Plan:			
X	Assessment	Management and			
		Operations			
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey	Annual Plan:			
	(if necessary)	Operations and			
X		Maintenance and			
		Community Service			
		& Self-Sufficiency			
	Results of latest Section 8 Management Assessment System	Annual Plan:			
	(SEMAP)	Management and			
		Operations			
	Any required policies governing any Section 8 special housing types	Annual Plan:			
	check here if included in Section 8 Administrative Plan	Operations and			
	D 11: 1 · · · · 1	Maintenance Annual Plan:			
X	Public housing grievance procedures				
Λ	check here if included in the public housing	Grievance Procedures			
	A & O Policy	4 170			
	Section 8 informal review and hearing procedures	Annual Plan:			
	check here if included in Section 8 Administrative Plan	Grievance Procedures			
***	The HUD-approved Capital Fund/Comprehensive Grant Program	Annual Plan: Capital			
X	Annual Statement (HUD 52837) for any active grant year	Needs			
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any	Annual Plan: Capital Needs			
Λ	active CIAP grants Approved HOPE VI applications or, if more recent, approved or	Annual Plan: Capital			
	submitted HOPE VI Revitalization Plans, or any other approved	Needs			
	proposal for development of public housing	recus			
	Self-evaluation, Needs Assessment and Transition Plan required by	Annual Plan: Capital			
X	regulations implementing §504 of the Rehabilitation Act and the	Needs			
	Americans with Disabilities Act. See, PIH 99-52 (HA).				
	Approved or submitted applications for demolition and/or	Annual Plan:			
	disposition of public housing	Demolition and			
		Disposition			
	Approved or submitted applications for designation of public	Annual Plan:			
	housing (Designated Housing Plans)	Designation of Public			
		Housing			
	Approved or submitted assessments of reasonable revitalization of	Annual Plan:			
	public housing and approved or submitted conversion plans prepared	Conversion of Public			
	pursuant to section 202 of the 1996 HUD Appropriations Act,	Housing			
	Section 22 of the US Housing Act of 1937, or Section 33 of the US				
	Housing Act of 1937 Approved or submitted public housing homeownership	Annual Plan:			
	programs/plans	Homeownership			
	Policies governing any Section 8 Homeownership program	Annual Plan:			
	(sectionof the Section 8 Administrative Plan)	Homeownership			
	(sectionof the Section o Administrative 1 fail)	Homeownership			

List of Supporting Documents Available for Review					
Applicable & On Display	Supporting Document	Related Plan Component			
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency			
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency			
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency			
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident	Annual Plan:			
	services grant) grant program reports	Community Service & Self-Sufficiency			
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention			
	PHDEP-related documentation:	Annual Plan: Safety			
	 Baseline law enforcement services for public housing developments assisted under the PHDEP plan; 	and Crime Prevention			
	Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement				
	between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);				
	Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;				
	 Coordination with other law enforcement efforts; Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and 				
	All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.				
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G)	Pet Policy			
	check here if included in the public housing A & O Policy	Annual Plan: Annual			
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit			
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs			
	Other supporting documents (optional)	(specify as needed)			
X	(list individually; use as many lines as necessary) Deconcentration & Income Mixing	Annual Plan – "H"			
X	Voluntary Conversion and Initial Assessments	Annual Plan – "I"			
X	Safety Follow-Up	PHA - on file			

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA N	ame:	Grant Type and Number			Federal FY of Grant:
Housing Authority of Elizabethtown		Capital Fund Program Grant N			
<u> </u>		Replacement Housing Factor (2003
	ginal Annual Statement		asters/ Emergencies	Revised Annual Sta	tement (revision no:)
	formance and Evaluation Report for Period Ending:	Final Performa	nce and Evaluation Report		
Line	Comment by Downless and Assessed	T-4-1 E-4	4-1 C4	TF-4-1 A	41 C4
No.	Summary by Development Account	Total Estin		Total Actual Cost	
1	Total non-CFP Funds	Original	Revised	Obligated	Expended
2	1406 Operations				
	1408 Management Improvements				
3	1410 Administration	2.427			
5	1410 Administration 1411 Audit	2,427			
<u>6</u>	1415 Liquidated Damages 1430 Fees and Costs	29,500			
8	1440 Site Acquisition	29,300			
9	1450 Site Improvement	3,000			
10	1460 Dwelling Structures	173,215			
11	1465.1 Dwelling Equipment—Nonexpendable	10,000			
12	1470 Nondwelling Structures	10,000			
13	1475 Nondwelling Equipment	4,000			
14	1485 Demolition	4,000			
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	222,142			
22	Amount of line 21 Related to LBP Activities	==2,1 12			
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Part II: Supporting Pages

PHA Name: Housing Authority of Elizabethtown		Grant Type and I		• KV36D054 501	Federal FY of Grant:			
		Capital Fund Program Grant No: KY36P054-501 (03) Replacement Housing Factor Grant No:				2003		
Development Number Name/HA-Wide	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Activities				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Printing & Advertising	1410	LS	2,427				
HA-Wide	A/E Fees	1430	LS	13,500				
HA-Wide	M/C Fees	1430	LS	13,500				
HA-Wide	Agency Plan Revision	1430	LS	2,500				
HA-Wide	Site Lighting	1450	LS	3,000				
HA-Wide	Kitchen Renovations	1460	LS	42,600				
KY054-02	Vinyl Siding	1460	LS	61,615				
KY054-02	Windows in A/C Knockouts	1460	LS	4,000				
HA-054-02	Convert 4-Bedroom to 2-Bedroom Handicap	1460	LS	65,000				
HA-Wide	Water Heaters	1465	LS	10,000				
HAWide	Office Equipment	1475	LS	4,000				
	Program Total			222,142				

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

PHA Name:			Grant Type and Number			Federal FY of Grant:	
Housing Authority of Elizabethtown		n Capita	Capital Fund Program No: KY36P054-501(03)			2003	
g		Repla	cement Housin	g Factor No:			
Development Number Name/HA-Wide	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
Activities	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	6-30-05			6-30-07			

Capital Fund P Part I: Sum	_	Tive-Year Action Plan			
PHA Name				⊠Original 5-Year Plan	
Н	ousing Aut	thority of Elizabethtown		☐Revision No:	
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2007
54-01	Annual Statement	0	74,215	25,000	0
54-02	-	0	0	25,000	0
54-03		0	0	129,642	0
HA-Wide		222,142	147,927	67,500	222,142
CFP Funds Listed for 5-year planning		222,142	222,142	222,142	222,142
Replacement Housing Factor Funds					

Capital	Fund Program Five	e-Year Action Plan					
Part II: Sup	porting Pages—	-Work Activities					
		Activities for Year: 2			Activities for Year: 3		
		FFY Grant: 2004			FFY Grant: 2005		
Activities for		PHA FY: 2004		PHA FY: 2005			
Year 1	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
See							
Annual	HA-Wide	Kitchen Renovations	100,000	54-01	Roofing	74,215	
Statement		Painting	5,000				
		Elevator Upgrades	25,200	HA-Wide	Kitchen Renovations	90,000	
		Playground Equipment	50,000		Maintenance Truck	20,000	
		Sidewalks	9,015		Flooring	5,000	
		Printing & Advertising	2,427		Printing & Advertising	2,427	
		A/E Fees	13,500		A/E Fees	13,500	
		M/C Fees	13,500		M/C Fees	13,500	
		Agency Plan Revision	3,500		Agency Plan Revisions	3,500	
					Sub Total	147,927	
	Total CFP Estima	ated Cost	\$222,142			\$222,142	

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities

Activities for Year: 4

FFY Grant: 2006
PHA FY: 2006
PHA FY: 2007
PHA FY: 2007

111A11. 2000			THATT. 2007			
Development	Major Work Categories		Development	Major Work Categories		
Name/Number		Estimated Cost	Name/Number		Estimated Cost	
54-03	Flooring	129,642	HA-Wide	Printing & Advertising	2,000	
				A/E Fees	13,500	
54-01	Playground Equipment	25,000		M/C Fees	13,500	
				Agency Plan Revisions	3,500	
HA-Wide	Landscaping	20,000		Office Equipment	5,000	
	Printing & Advertising	2,000		Painting	10,000	
	A/E Fees	13,500		Entry doors and locksets	150,000	
	M/C Fees	13,500		Tuck Pointing Brick	24,642	
	Agency Plan Revisions	3,500				
	Office Equipment	5,000				
	Mower	10,000				
	Sub Total	67,500				
Total C	CFP Estimated Cost	\$222,142			\$222,142	

Required Attachment E: Resident Member on the PHA Governing Board

1. 🖂	Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)							
A	. Name of resident member(s) on the governing board: Maggie Overstreet							
В	B. How was the resident board member selected: (select one)? Elected Appointed							
C	. The term of appointment is (include the date term expires): 4 years May 19, 2006							
2. A	. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not? the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board. Other (explain):							
B.	Date of next term expiration of a governing board member: May19, 2003							
C.	Name and title of appointing official(s) for governing board (indicate appointing official for the next position):							

David Willmoth, Jr., Mayor of Elizabethtown

Required Attachment F: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

All Tenants

The Housing Authority of Elizabethtown had no response to a request for volunteers to be a part of a Resident Advisory Board; therefore, a letter has been sent to all residents naming all Housing Authority residents as participants in this Resident Advisory Board.

Required Attachment G: Comments of Resident Advisory Board or Boards & Explanation of PHA Response:

Comments	PHA Response
Love this place, it is clean and the	
Management is wonderful	
	PHA will ask the local police to
Need more police patrols	increase the number of patrols
	PHA will investigate the possibility of
Would like having a police officer live in the	having a police office live in the
community	apartment community
Not enough lighting	Site lighting is scheduled in 2003
Too many drifters	PHA will ask the local police to monitor
Don't feel safe going from vehicle to	PHA will investigate the possibility of
apartment because of big bush at end of pond	removal or trimming
Tree in front of apartment needs trimming	PHA will investigate

Required Attachment H: Component 3, (6) Deconcentration and Income Mixing

a. Yes No:	Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
b. Yes No:	Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

	Deconcentration Policy for Covered Developments						
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)((iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]				
None							

Required Attachment I: Component 10(B) Voluntary Conversion And Initial Assessments

a.	How many of the PHA's developments are subject to the Required Initial
	Assessments?
	Three

b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?

None

- c. How many Assessments were conducted for the PHA's covered developments?

 One
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
None	

d. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

Annual Statement/Performance and Evaluation Report								
	ital Fund Program and Capital Fund P	-	Housing Factor (CI	FP/CFPRHF) Par	t I: Summary			
PHA N		Grant Type and Number	Federal FY of Grant:					
Ho	using Authority of Elizabethtown	Capital Fund Program Grant No:						
	• 14 10/4	Replacement Housing Factor Gra			2002			
	ginal Annual Statement formance and Evaluation Report for Period Ending:	Reserve for Disa 12-31-02 Final Performar	Revised Annual Sta	tement (revision no:)				
	To mance and Evaluation Report for Teriod Ending.	Thiai Terror mai	tice and Evaluation Report					
Line	Summary by Development Account	Total Estima	nted Cost	Total Actual Cost				
No.	, a , a , a , a , a , a , a , a , a , a	Original	Revised	Obligated	Expended			
1	Total non-CFP Funds				•			
2	1406 Operations							
3	1408 Management Improvements							
4	1410 Administration	1,500.00	1,500.00	0	0			
5	1411 Audit							
6	1415 Liquidated Damages							
7	1430 Fees and Costs	28,200.00	28,200.00	25,200.00	9,954.00			
8	1440 Site Acquisition							
9	1450 Site Improvement	88,000.00	88,000.00	0	0			
10	1460 Dwelling Structures	78,538.00	78,538.00	0	0			
11	1465.1 Dwelling Equipment—Nonexpendable	8,000.00	8,000.00	3,709.26	3,709.26			
12	1470 Nondwelling Structures							
13	1475 Nondwelling Equipment	5,000.00	5,000.00	0	0			
14	1485 Demolition							
15	1490 Replacement Reserve							
16	1492 Moving to Work Demonstration							
17	1495.1 Relocation Costs							
18	1499 Development Activities							
19	1501 Collaterization or Debt Service							
20	1502 Contingency							
21	Amount of Annual Grant: (sum of lines 2 – 20)	209,238.00	209,238.00	28,909.26	13,663.26			
22	Amount of line 21 Related to LBP Activities							
23	Amount of line 21 Related to Section 504 compliance							
24	Amount of line 21 Related to Security – Soft Costs							
25	Amount of Line 21 Related to Security – Hard Costs							
26	Amount of line 21 Related to Energy Conservation Measures							

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

PHA Name:	Pro-	Grant Type ar			Federal FY of Grant:			
Housing	Authority of Elizabethtown			KY36P054-50	2002			
Development		Replacement F	Housing Factor Gra	nt No:	2002			
Number	General Description of Major Work Categories	Dev. Acct	Quantity	Total Estin	nated Cost	Total Ac	Status of Work	
Name/HA- Wide		No.		Original	Revised	Funds Obligated		Funds Expended
Activities								
HA-Wide	Printing & Advertising	1410	LS	1,500.00	1,500.00	0	0	
THE THE	A/E Fees	1430	LS	12,600.00	12,600.00	12,600.00	6,804.00	
	M/C Fees	1430	LS	12,600.00	12,600.00	12,600.00	3,150.00	
	Agency Plan Revisions	1430	LS	3,000.00	3,000.00	0	0	
	Washer Drains	1450	LS	15,000.00	15,000.00	0	0	
KY54-02	Drainage around Buildings	1450	LS	10,000.00	10,000.00	0	0	
	Culvert Drainage – Parking Lot	1450	LS	50,000.00	50,000.00	0	0	
	Parking Lot Resurface	1450	LS	8,000.00	8,000.00	0	0	
HA-Wide	Landscaping	1450	LS	5,000.00	5,000.00	0	0	
KY54-03	HVAC Upgrades	1460	LS	54,538.00	54,538.00	0	0	
HA-Wide	Paint Storm & Entrance Doors	1460	LS	10,000.00	10,000.00	0	0	
KY54-03	Replace Water Lines	1460	LS	10,000.00	10,000.00	0	0	
KY54-02	Windows in A/C Knockouts	1460	LS	4,000.00	4,000.00	0	0	
HA-Wide	Stoves & Refrigerators	1465	LS	8,000.00	8,000.00	3,709.26	3,709.26	
	Office Equipment	1475	LS	5,000.00	5,000.00	0	0	
	Program Total			209,238.00	208,238.00	28,909.26	13,663.26	

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

PHA Name:			t Type and Nu			Federal FY of Grant:			
Housing Authority of	f Elizabethtov	n Capi Repl	tal Fund Progracement Housi	am No: KY36P 0 ng Factor No:	054-501-02	2002			
Development Number Name/HA-Wide	(Quarter	nd Obligate Ending Da		All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates		
Activities	Original	Revised	Actual	Original Revised Actual		Actual			
HA-Wide	6-31-04			6-31-06					

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary									
PHA N		Grant Type and Number	8 \	,	Federal FY of Grant:				
Ho	using Authority of Elizabethtown	Capital Fund Program Grant No							
	•	Replacement Housing Factor Gr			2001				
	ginal Annual Statement		sters/ Emergencies	Revised Annual Sta	atement (revision no:)				
⊠Per	formance and Evaluation Report for Period Ending:	12-31-02 Final Performan	ce and Evaluation Report						
Line	Summary by Development Account	Total Estima	nted Cost	Total Actual Cost					
No.		Original	Revised	Obligated	Expended				
1	Total non-CFP Funds								
2	1406 Operations								
3	1408 Management Improvements								
4	1410 Administration	628.15	628.15	628.15	628.15				
5	1411 Audit								
6	1415 Liquidated Damages								
7	1430 Fees and Costs	29,500.00	29,500.00	29,500.00	29,500.00				
8	1440 Site Acquisition								
9	1450 Site Improvement	7,000.00	7,000.00	7,000.00	7,000.00				
10	1460 Dwelling Structures	167,372.02	167,372.02	167,372.02	147,283.48				
11	1465.1 Dwelling Equipment—Nonexpendable								
12	1470 Nondwelling Structures	5,561.83	5,561.83	5,561.83	5,561.83				
13	1475 Nondwelling Equipment	12,080.00	12,080.00	12,080.00	11,541.91				
14	1485 Demolition								
15	1490 Replacement Reserve								
16	1492 Moving to Work Demonstration								
17	1495.1 Relocation Costs								
18	1499 Development Activities								
19	1501 Collaterization or Debt Service								
20	1502 Contingency								
21	Amount of Annual Grant: (sum of lines 2 – 20)	222,142.00	222,142.00	222,142.00	201,515.37				
22	Amount of line 21 Related to LBP Activities								
23	Amount of line 21 Related to Section 504 compliance								
24	Amount of line 21 Related to Security – Soft Costs								
25	Amount of Line 21 Related to Security – Hard Costs								
26	Amount of line 21 Related to Energy Conservation Measures								

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

PHA Name:		Grant Type a			Federal FY of Grant:			
Housing	Authority of Elizabethtown		Program Grant No:					
Davialamment	T	Replacement	Housing Factor Gran	t NO:		2001		
Development Number	oer General Description of Major Work Categories		Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Name/HA- Wide Activities		No.		Original Revised		Funds Obligated		
HA-Wide	Printing & Advertising	1410	Lump Sum	628.15	628.15	628.15	628.15	
HA-Wide	A/E Fees	1430	Lump Sum	13,500.00	13,500.00	13,500.00	13,500.00	
HA-Wide	M/C Fees	1430	Lump Sum	13,500.00	13,500.00	13,500.00	13,500.00	
HA-Wide	Agency Plan Revisions	1430	Lump Sum	2,500.00	2,500.00	2,500.00	2,500.00	
54-01	Sidewalk replacement	1450	Lump Sum	7,000.00	7,000.00	7,000.00	7,000.00	
54-01	Air Conditioning	1460	Lump Sum	115,000.00	115,000.00	115,000.00	115,000.00	
HA-Wide	Interior Painting	1460	Lump Sum	42,272.02	42,272.02	42,272.02	22,183.48	
54-03	Water Tank, Valves & Repairs	1460	Lump Sum	10,100.00	10,100.00	10,100.00	10,100.00	
54-03	Elevator Repairs	1470	Lump Sum	5,561.83	5,561.83	5,561.83	5,561.83	
HA-Wide	Lawn Tractor	1475	Lump Sum	7,249.00	7,249.00	7,249.00	7,249.00	
HA-Wide	Office Equipment	1475	Lump Sum	4,831.00	4,831.00	4,831.00	4,292.91	
	Program Total			222,142.00	222,142.00	217,127.00	201,515.37	

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

PHA Name: Housing Authority of	own C	ant Type and Nu apital Fund Progr eplacement Housi	am No: KY36P (054-501-01		Federal FY of Grant: 2001		
Development Number Name/HA-Wide		Fund Oblig rter Ending		All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
Activities	Original	Revised						
HA-Wide	12-31-02			6-30-04				
KY54-01	12-31-02			6-30-04				
KY54-02	12-31-02			6-30-04				
KY54-03	12-31-02			6-30-04				