

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 Harlan

PHA Number: KY077

PHA Fiscal Year Beginning: (mm/yyyy) 07/2003

PHA Plan Contact Information:

Name: Donald L. Deaton

Phone: 1-606-573-5800

TDD: 1-800-247-2510

Email (if available): dmorris@kih.net

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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ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

The Housing Authority of Harlan (HAH) continues its 5-year plan with little change planned in the 4th Year except for new Capital Funds Program items and the elimination of "Ceiling Rents" in its ACOPP.

1. Summary of Policy or Program Changes for the Upcoming Year

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 Housing Authority of Harlan (HAH) will, during the upcoming 4th year of its initial 5-year plan, continue its efforts to improve the living environment for its residents by making improvements to its properties using both operations and Capital Fund Program (CFP) funds. With CFP funds provided in this fourth year, we plan to further improvements to add marketability to our Highrise Apartments (KY 77-02). Specifically, we intend to convert two apartments each to "sitting rooms" and two to (small) laundry rooms. Further, we it will continue to offer residents the option on having their rents determined on the lesser of: Income-based Rents (which also offer Local Optional deductions for working families) and Flat Rents (which are set at rates below the Section 8 FMRs for Harlan County.) Again this year due to the continuance of excess vacancies, we will do our utmost to interest and otherwise market our units to eligible clientele.

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? \$292,000 (or approximately the amount of the actual FFY2002 actual rounded to nearest \$1,000.)

C. X 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 Activities Associated with HOPE VI or Conversion Activities)
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1a. Development name:

1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

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 PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring 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 Program cancelled by Congress in CY2001, thus this part is Not Applicable.

[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 upcoming year? \$ ___NOT APPLICABLE_____

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? *Only questions/comments received were "why, how (methods) and when (time frames) issues" and those were addressed during a meeting between the PHA staff, Agency Plans Consultant and RAB on Tuesday, December 10, 2002.*

2. If yes, the comments are Attached at Attachment (File name)

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 See A. 1. Above. No comments warranted any plans change.*

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. Consolidated Plan jurisdiction: (provide name here)

Commonwealth of Kentucky (State Plan) – KY Housing Corporation

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated 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)
The Housing Authority of Harlan (HAH) Plan will be consistent with the State's Consolidated Plan, as HAH will continue to offer affordable housing to its low-income eligible clientele. This will be accomplished by offering residents the option of having their rents calculated at the lesser of income-based rents or Flat Rents. Income-based Rents are computed at 30% of income after allowing Optional Local deductions for working family related expenses for FICA taxes and health insurance premiums withheld and the statutory deductions for minor children, elderly/disabled head of household. Flat Rents while reviewed and updated annually, are set at rates below the HUD Section 8 Fair Market Rents (FMRs) for Harlan County. Additionally, HAH will continue to improve the living conditions for its residents through operations and Capital Fund Program funded improvements.

3. PHA Requests for support from the Consolidated Plan Agency

- Yes 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:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The State Consolidated Plan sets forth the following, with which the HAH's activities are consistent: "Expand the supply of safe, decent, sanitary and affordable housing for very-low and low-income families through ...rehabilitation...."

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

The Housing Authority (HA) of Harlan has chosen the following as its definition of Substantial Deviation from its Annual Plan:

- 1.) Redirection of more than 20% of its operating budget funds from any budgeted/scheduled activity to another activity or:**

2.) A major change in program direction (e.g., new or different housing selection preference criterion, new or changes to deductions from income-based rents, additional efforts to enhance deconcentration opportunities, changes in the basis of determining Ceiling/Flat rent amounts, etc.) that requires action on the part of the Board of Commissioners; or

3.) Increasing or decreasing the total number of HA employees by more than 25% from that authorized on the July 1st of each fiscal year.

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

B. Significant Amendment or Modification to the Annual Plan:

The HA has chosen to use the HUD definition of Significant Amendment or Modification. Specifically, it will consider the following to be such modifications/amendments:

1.) Changes to rent or admission policies or organization of its waiting list.

2.) Additions of non-emergency work items (not included in the current Annual Statement or 5-Year Action Plan) or change in use of the replacement reserve funds under the Capital Grant Funds Program and

3.) Any change with regard to demolition or disposition, designation of projects/buildings (for the elderly/disabled or families with disabilities), homeownership programs or conversion activities.

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

Attachment A
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.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual 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
X	Most recent board-approved operating budget for the public housing program	Annual Plan: 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
X	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> 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
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	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 services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · 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. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents –Community Service Implementation Plan (if necessary)	Annual Plan Requirements

Required Attachment _D_: 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: Phillip Fluker

B. How was the resident board member selected: (select one)?

Elected

Appointed

C. The term of appointment is (include the date term expires): 12/2003

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: 12/2003

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): Mayor Danny Howard

Required Attachment E: 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.)

Bertha Hooker (KY 77-02, Apt. 312), Pat Hensley (KY 77-02, Apt. 104) Andrew (Jr.) Redmon (KY 77-01, Apt. 1, Mounds Street) and Sue Taylor (KY 77-01, Apt. 90, Kelly Hill),

Required Attachment F. 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. *PHA has two projects; one is an all elderly/disabled complex and by having only one other project, the HAH is exempt from the deconcentration rule.*

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)]

Annual Statement/Performance and Evaluation Report Attachment B.
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary

PHA Name: Housing Authority of Harlan	Grant Type and Number Capital Fund Program Grant No: KY36P07750103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 40,000.			
3	1408 Management Improvements				
4	1410 Administration	\$ 3,000.			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 24,000.			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$195,000.			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$ 30,000.			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$292,000.			
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 Attachment B.
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name: Housing Authority of Harlan		Grant Type and Number Capital Fund Program Grant No: KY36P07750103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA – Wide	Operations -support operations due to Vacancies, increases in insurance, etc	1406		\$ 40,000.				
PHA- Wide	Administration -news ads, copy, etc.	1410		\$ 3,000.				
PHA - Wide	Fees & Costs - hire A& E & Mod Consul	1430	2	\$ 24,000.				
	Dwelling Structures	1460						
KY 77-02, Hirise	1. Install Covering to East & West block ends of Highrise Apartments		Various	\$100,000.				
	2. 50 kW Emergency Diesel Power Generator (backup system)		1	\$ 25,000.				
	3. Repair & Paint Dwelling Units		80	\$ 63,000.				
	4. Establish & Equip. 2 Small Ldy. Rms.		2	\$ 5,000.				
	5. Establish & Equip. 2 Sitting Rooms		2	\$ 2,000.				
	Non-Dwelling Equipment	1475						
	Purchase 4 Wheel (HD) Utility Vehicle		1	\$ 30,000.				

**Capital Fund Program Five-Year Action Plan Attachment C.
Part I: Summary**

PHA Name Housing Authority of Harlan		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FYB: 7-1-04	Work Statement for Year 3 FFY Grant: 2005 PHA FYB: 7-01-05	Work Statement for Year 4 FFY Grant: 2006 PHA FYB: 7-01-06	Work Statement for Year 5 FFY Grant: 2007 PHA FYB: 7-01-07
	Annual Statement				
PHA - Wide		\$107,600.	\$ 86,000.	\$ 69,000.	\$181,500.
KY 77-01, Ray, Kelly, Mounds & 3rd		\$179,000.	\$194,000.	\$223,000.	\$ 89,500.
KY-77-02, Highrise Apts.		\$ 5,400.	\$ 12,000.	None	\$ 21,000.
CFP Funds Listed for 5-year planning		\$292,000.	\$292,000.	\$292,000.	\$292,000.
Replacement Housing Factor Funds					

**Annual Statement/Performance and Evaluation Report Attachment G.
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary**

PHA Name: Housing Authority of Harlan	Grant Type and Number Capital Fund Program Grant No: KY36P07750100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12-31-02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 30,000.00		\$ 30,000.00	\$ 30,000.00
3	1408 Management Improvements				
4	1410 Administration	\$ 6,887.09		\$ 6,887.09	\$ 6,887.09
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 25,189.41		\$ 25,189.41	\$ 25,189.41
8	1440 Site Acquisition	\$ 25,807.09		\$ 25,807.09	\$ 25,807.09
9	1450 Site Improvement	\$ 70,505.44		\$ 70,505.44	\$ 70,505.44
10	1460 Dwelling Structures	\$110,516.52		\$110,516.52	\$110,516.52
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$ 19,905.35		\$ 19,905.35	\$ 19,905.35
13	1475 Nondwelling Equipment	\$ 17,492.10		\$ 17,492.10	\$ 17,492.10
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$306,303.00		\$306,303.00	\$306,303.00
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 Attachment G.
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages page 1 of 2 (Part II)

PHA Name: Housing Authority of Harlan		Grant Type and Number Capital Fund Program Grant No: KY36P07750100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations -support Operating Budget	1406		\$ 30,000.00		\$ 30,000.00	\$ 30,000.00	Drawn down
PHA Wide	Administration -Advertising/copying,. Preparation of Agency & Troubled Plns.	1410		\$ 6,887.09		\$ 6,887.09	\$ 6,887.09	Completed
PHA Wide	Fees & Costs - hire A&E & Mod Consult	1430	2	\$ 25,189.41		\$ 25,189.41	\$ 25,189.41	Completed
KY 77-02, Hirise	Site Acquisition -purchase adjacent site for expanded parking & green area	1440	1	\$ 25,807.09		\$ 25,807.09	\$ 25,807.09	Completed
	Site Improvements	1450						
KY 77-02	Gazebo		1	\$ 3,500.00		\$ 3,500.00	\$ 3,500.00	Completed
KY 77-01	Repair & Upgrade Propane Gas System			\$ 34,950.00		\$ 34,950.00	\$ 34,950.00	Completed
	Create Curb Cut & Ramp near Ldy.			\$ 350.00		\$ 350.00	\$ 350.00	Completed
	Provide Addt'l Top Soil low areas			\$ 1,085.00		\$ 1,085.00	\$ 1,085.00	Completed
	Fine Grade & Treat distributed lawns			\$ 211.34		\$ 211.34	\$ 211.34	Completed
	Repair Broken Concrete all 4 sites			\$ 450.00		\$ 450.00	\$ 450.00	Completed
KY 77-02	Remove Old Chain Link Fence			\$ 477.00		\$ 477.00	\$ 477.00	Completed
	Excavate New Parking Areas			\$ 17,563.53		\$ 17,563.53	\$ 17,563.53	Completed
	Install Fencing			\$ 1,650.00		\$ 1,650.00	\$ 1,650.00	Completed
PHA Wide	Purchase/Install 450 Shrubs/65 Trees			\$ 10,268.57		\$ 10,268.57	\$ 10,268.57	Completed

**Annual Statement/Performance and Evaluation Report Attachment G.
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages page 2 of 2 (Part II)**

PHA Name: Housing Authority of Harlan		Grant Type and Number Capital Fund Program Grant No: KY36P07750100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Dwelling Structures	1460						
KY 77-02	Replacement of Heating Boilers, bladder And related expansion tanks			\$108,176.22		\$108,176.22	\$108,176.22	Bal. N 50101
	Replace GFI Plugs in all Kitchens			\$ 2,340.30		\$ 2,340.30	\$ 2,340.30	Completed
PHA Wide	Nondwelling structures- Convert Concrete Bldg. 2 Maint Shop, Install fluorescent light fixture, Combustion air	1470						
	1. Convert Concrete Bldg 2 Maint. Shop		1	\$ 19,595.35		\$ 19,595.35	\$ 19,595.35	Completed
	2. Install fluorescent fixtures in Ldy. & Community Rooms		Various	\$ 310.00		\$ 310.00	\$ 310.00	Completed
PHA Wide	Nondwelling Equip- 2 Paint Machines, 1 Key Machine & Set Woodworking Eq.	1475	4	\$ 4,200.00		\$ 4,200.00	\$ 4,200.00	Completed
KY 77-02	Nondwelling Equip. -New furniture & big screen TV for Lobby/sitting room	1475	Various	\$ 13,292.10		\$ 13,292.10	\$ 13,292.10	Completed

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

PHA Name: Housing Authority of Harlan		Grant Type and Number Capital Fund Program No: KY36P07750100 Replacement Housing Factor No:				Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	03-02		03-02	09-03		12-02	

**Annual Statement/Performance and Evaluation Report Attachment G.
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary**

PHA Name: Housing Authority of Harlan	Grant Type and Number Capital Fund Program Grant No: KY36P07750101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 12-31-02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 40,000.		\$ 40,000.	\$ 40,000.00
3	1408 Management Improvements				
4	1410 Administration	\$ 2,600.		\$ 2,600.	\$ 2,600.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 34,700.		\$ 34,700.	\$ 18,295.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 3,600.		\$ 3,600.	\$ 3,600.00
10	1460 Dwelling Structures	\$231,697.		\$231,697.	\$ 5,646.27
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$312,597.		\$312,597.	\$ 70,141.27
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 Attachment G.
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages * NOTE: Most of funds for replacement of Boilers, baldder and expansion tanks is in KY36P07750100

PHA Name: Housing Authority of Harlan		Grant Type and Number Capital Fund Program Grant No: KY36P07750101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	OPERATIONS	1406		\$ 40,000.00		\$ 40,000.00	\$ 40,000.00	Drawn down
	Financial support due 2 large #vacancies							
	Increased costs of utilities, insurance, etc							
PHA Wide	ADMINISTRATION	1410		\$ 2,600.00		\$ 2,600.00	\$ 2,600.00	Completed
	Cover costs of Advertisement, copy, etc.							
PHA Wide	FEES & COSTS	1430		\$ 34,700.00				
	Hire A&E		1			\$ 17,000.00	\$ 15,520.00	In Process
	Hire Mod Mgmt. Consultant		1			\$ 17,700.00	\$ 2,775.00	In Process
KY 77-01	SITE IMPROVEMENT	1450						
	New Master Water Meter @ Ray Street		1	\$ 3,600.00		\$ 3,600.00	\$ 3,600.00	Completed
KY 77-02	DWELLING STRUCTURES	1460						
	1.Remove & Replace Boilers w/higher Energy efficiency, electronic fired 1's		2	\$ 5,646.27		\$ 5,646.27	\$ 5,646.27	* 50100
	2. Construct exterior elevator & shaft		1	\$226,050.73		\$226,050.73	None	Bal. N 50102

Total costs for both Elevator (purchase \$74,100) and Elevator Shaft Construction (\$177,400.) is \$251,500.; therefore balance is in KY36P07750102

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

PHA Name: Housing Authority of Harlan		Grant Type and Number Capital Fund Program No: KY36P07750101 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	12-02		12-02	06-04			

**Annual Statement/Performance and Evaluation Report Attachment G.
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary**

PHA Name: Housing Authority of Harlan	Grant Type and Number Capital Fund Program Grant No: KY36P07750102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12-31-02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 40,000.		\$ 40,000.00	\$ 40,000.00
3	1408 Management Improvements	\$ 6,000.		\$ 6,000.00	\$ 5,271.47
4	1410 Administration	\$ 2,500.		\$ 2,500.00	\$ 188.24
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 23,000.		\$ 23,000.00	\$ 4,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 4,400.		\$ 4,400.00	\$ 4,400.00
10	1460 Dwelling Structures	\$216,170.		\$ 96,170.00	\$ 11,344.34
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$292,070.		\$172,070.00	\$ 65,204.05
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 Attachment G.
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name: Housing Authority of Harlan		Grant Type and Number Capital Fund Program Grant No: KY36P07750102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA – Wide	Operations -support operations due to Vacancies, increases in insurance, etc	1406		\$ 40,000.00		\$ 40,000.00	\$ 40,000.00	Completed
PHA – Wide	Management Improvements - Upgrade 1 Computer & software	1408		\$ 6,000.00		\$ 6,000.00	\$ 5,271.47	In process
PHA- Wide	Administration -Advert., Copies, & Agency Plans	1410		\$ 2,500.00		\$ 2,500.00	\$ 188.24	In Process
PHA - Wide	Fees & Costs - hire A& E & Mod Consul	1430	2	\$ 23,000.00		\$ 23,000.00	\$ 4,000.00	In Process
KY 77-01	Site Improvements - Large Propane Tank Popoff Values	1450	2	\$ 4,400.00		\$ 4,400.00	\$ 4,400.00	Completed
KY- 77-01, Ray , Kelly, Mounds & 3 rd St. (4 scattered sites)	Dwelling Structures 1. Convert 2-5BR units to 4-2 BR -Kelly 2. Replace all BR light fixtures with Fluorescent light fixtures & replace Elect. Switches, Outlets, & face plates	1460	2 Various	\$120,000.00 \$ 47,196.00		None \$ 47,196.00	N/A \$ 5,302.00	On Hold Force Acct.
KY-77-02 Hirise	1. Replace Kitchen Fixtures w/fluorescent fixtures & replace Electric Switches, Outlets & face plates		Various	\$ 23,524.73		\$ 23,524.73	\$ 6,042.34	Force Acct.
KY 77-02 Hirise	Balance of Costs-Elevator Shaft contract			\$ 25,449.27		\$ 25,449.27	None	Most 50101

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

PHA Name: Housing Authority of Harlan		Grant Type and Number Capital Fund Program No: KY36P07750102 Replacement Housing Factor No:					Federal
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			
	Original	Revised	Actual	Original	Revised	Actual	
PHA – Wide	12-03			06-05			

Required Attachment H.-Report on the Progress in Meeting the Five-Year Mission/Goals

The HAH has, in its opinion, met its mission of providing decent, safe and affordable housing to its clientele, in a non-discriminatory manner . As far as meeting its five-year goals as of the 3rd plans year, the following describe our progress:

1. During the twelve month period ended December 6, 2002, the HAH admitted 68 new residents. Of those, 39 or 57% were from the extremely low-income applicant list. Thus, HAH has met and exceeded its goal (and statutory requirement) of selecting at least 2 of every 5 (or 40%) new residents from the extremely low-income pool. Thus, it has met this goal/objective.

2. HAH improved living conditions during the past year. Some of the CFP funded improvements installation of two new heating boilers, award of a contract and the start on construction of an exterior elevator shaft and purchase of the elevator and related equipment all for KY 77-02 (the Highrise Apts.). Other major improvements include installation of a new water meter at Ray Street (KY 77-01), installation of two new pop-off valves on the propane gas system (KY 77-01), and purchase of and commencement of the installation (through force account) of fluorescent light fixtures and other electrical devices (like switches, wall plugs and cover plates) for both projects. Another "achievement" in during the 3rd Year.

3. HAH continued to provide safe and secure housing to its residents. According to the local Chief of Police, HAH's properties are the safest multifamily complexes in the City and perhaps the entire county. All residents interviewed/questioned after receipt of the HUD REAC Customer Service & Satisfaction Survey, indicated they felt comfortable and safe in their apartments. HAH's score on the "Safety" area of this survey was was 81.6% versus 77% a year ago and below 75% in the first year of the HUD Customer Survey. Obviously, this is indicative of "success" on this objective during the 2 and 3rd years of the Agency Plan.

4. The part-time Resident Initiatives Coordinator's (RIC) position was eliminated (due to limited operating budget funds) during the 2nd Agency Plans Year. Due to the elimination of the RIC position and existing workload for the remaining Administrative staff, no Self-Sufficiency work programs have been provided or initiated by the HAH during the 3rd Agency Plan Year. This objective was withdrawn due to absence of sufficient funding.

5. The HAH, with and through a vigorous effort of advertising and offering some special rental incentives for new residents, was able to improve its occupancy from the 77% level it was on November 1, 1999. Overall occupancy at HAH's two projects as of December 6, 2002, was 82% (146 of 179 available units.) This increase is due to a concentrated outreach effort, coupling special rent incentives, newspaper advertisements, printed handouts and personal contact with other social services agencies in the area. This is the first noticeable increase in our occupancy level since November 1999.