

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

Housing Authority of Stanford - KY079
Small PHA Plan Update
Annual Plan for Fiscal Year: **2003**

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

PHA Plan Agency Identification

PHAName: Housing Authority of Stanford

PHANumber: KY079

PHAFiscalYearBeginning: 07/2003

PHA Plan Contact Information:

Name: Lucy Embry

Phone: 606 -365-7874

TDD: 1 -800-648-6056

Email (if available): stanha@mis.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 filename in parentheses in the space to the right of the title.

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Executive Summary	ky079a01
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P&EKY36P07950102	ky079e01
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ii. Executive Summary

[24CFR Part 903.79(r)]

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

See Attachment ky079a01

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.

2. Capital Improvement Needs

[24CFR Part 903.79(g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. x 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? \$ 89,523

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 ky079b01

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided imbedded in template.

3.D Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. Yes x 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)
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
4. Date application approved, submitted, or planned for submission:
5. Number of units affected: 6. Coverage of action (select one) Part of the development <input type="checkbox"/> Total development <input type="checkbox"/>
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units 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

[24CFR Part 903.79(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 24CFR 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 down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment 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

[24CFR Part 903.7(m)]

Exemptions Section 8 Only PHAs may skip to the next component PHA 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? \$ _____

- 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

[24CFR Part 903.79(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 (Filename) ky079c01

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 ky079c01.
- Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment _____.
- 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 Statewide Plan

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 need 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)

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 Housing Authority of Stanford has included its residents in creating the agency plan and five -year plan previously. A continuing program of resident consultation has been implemented by the Authority. A four member Resident Advisory Board has been established to provide for quarterly input to the Authority on the Annual Plan and contact with the residents maintained. The Authority will continue to maintain and modernize its 50 housing units. The mission of the Authority is: The Housing Authority of Stanford is committed to providing quality, affordable housing, and services in an efficient and creative manner. It should be noted at this time the Housing Authority of Stanford serves predominantly the very low income in the community.

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 of Stanford considers the following to be Substantial Deviations from the 5 -Year Plan:

1. Adding or deleting more than two Goals would be a substantial deviation to the 5 -year Plan

B. Significant Amendment or Modification to the Annual Plan: The Housing Authority of Stanford considers the following to be a Significant Amendment or Modification to the Annual Plan:

1. Change to rent or admissions policies or organization of the waiting list.
2. Addition of non -emergency work items not included in the Annual Statement or 5 -Year Action Plan.
3. The Authority is setting a 25% threshold on Capital Fund revisions. This provision is in effect unless the Executive Director declares an emergency situation exists.
4. Change in the use of any Replacement Reserve Fund.
5. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

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
X	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 jurisdiction 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
	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 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 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
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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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, PIH99 -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
	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	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 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
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) Community Service Requirement Policy	Community Service

Required Attachment B___: Resident Member on the PHA Governing Board

1. x 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: Pearl Short

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

- Elected
- Appointed

C. The term of appointment is (include the date term expires): 12/31/2004

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 governing board member:

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

Required Attachment ___ C ___: 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.)

1. Pearl Short - Resident Board of Commissioner
2. Sue Coulter
3. All residents were appointed to the Resident Advisory Board by letter from the Executive Director.

Required Attachment ___ D ___: 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)]

Required Attachment E: Voluntary Conversion of Developments from Public Housing Stock, Required Initial Assessments

a. How many of the PHA's developments are subject to the Required Initial Assessments? None

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)? N/A

c. How many Assessments were conducted for the PHA's covered developments? None

Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: N/A

Development Name	Number of Units
None	

EXECUTIVE SUMMARY

The Housing Authority of Stanford has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

We have adopted the following mission statement to guide the activities of the Housing Authority of Stanford. The mission of the Housing Authority of Stanford is to promote adequate, affordable housing, economic opportunity, and a suitable living environment for the families we serve, without discrimination.

We have also adopted the following goals and objectives for the next five years.

FIVE-YEAR GOALS

MANAGEMENT ISSUE

GOAL 1: Manage the Housing Authority of Stanford's existing public housing program in an efficient and effective manner thereby qualifying as a high performer.

Objectives:

1. HUD shall recognize the Housing Authority of Stanford as a high performer by December 31, 2004.

The Housing Authority received an 89 and is well on its way to becoming a high performer in the upcoming year.

2. The Housing Authority of Stanford shall make our public housing units more marketable to the community as evidenced by an increase in our waiting list to one that requires a six-month wait for housing by December 31, 2004.

The Housing Authority has about a two-month wait on most sized units at this time.

3. The Housing Authority of Stanford shall achieve and sustain an occupancy rate of 95% by December 31, 2004.

The Authority has some units offline for modernization work and expect to fill those units when they are back online.

MARKETABILITY ISSUE

GOAL 2: Make public housing the affordable housing of choice for very low-income residents of our community.

Objectives:

1 The Housing Authority of Stanford shall achieve a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System.

The Housing Authority received 9 out of 10 points in this aspect.

2. The Housing Authority of Stanford shall achieve proper curb appeal for its public housing developments by improving its landscaping, keeping its grass cut, making the properties litter-free and other actions by December 31, 2004.

The Authority keeps the grass cut, and picks up litter as needed.

3. The Housing Authority of Stanford shall become a more customer-oriented organization.

The Authority hired a RIC about a year ago and feels that that is helping in this.

MAINTENANCE ISSUES

GOAL 3: Maintain the Housing Authority of Stanford's real estate in decent condition.

GOAL 4: Deliver timely and high quality maintenance service to the residents of the Housing Authority of Stanford.

Objectives

1. The Housing Authority of Stanford shall create and implement a preventative maintenance plan by December 31, 2000.

2 The Housing Authority of Stanford shall create an appealing, up-to-date environment in its developments by December 31, 2004.

The Authority feels they are doing the best they can with monies received.

3. The Housing Authority of Stanford shall achieve and maintain an average response time of 24 hours in responding to emergency work orders by December 31, 2000.

4. The Housing Authority of Stanford shall achieve and maintain an average response time of 2 days in responding to routine work orders by December 31, 2000.

EQUAL OPPORTUNITY ISSUES

GOAL 5: Operate the Housing Authority of Stanford in full compliance with all Equal Opportunity laws and regulations.

GOAL 6: The Housing Authority of Stanford shall ensure equal treatment of all applicants, residents, tenant-based participants, employees, and vendors.

Objective: The Housing Authority of Stanford shall mix its public housing development populations as much as possible ethnically, racially, and in income wise as much as possible.

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission.

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan. Here are just a few highlights of our Annual Plan:

- Roofs
- Interior Renovations
- Sitework

In summary, we are on course to improve the condition of affordable housing in Stanford.

Sincerely,

Lucy Embry
Executive Director

CapitalFundProgramFive -YearActionPlan

PartI:Summary

PHANameStanford						X Original5 -YearPlan <input type="checkbox"/> RevisionNo:
Development Number/Name/HA-Wide	Year1	WorkStatementforYear2 FFYGrant:2004 PHAFY:	WorkState mentforYear3 FFYGrant:2005 PHAFY:	WorkStatementfor Year4 FFYGrant:2006 PHAFY	WorkStatementfor Year5 FFYGrant:2007 PHAFY:	
	Annual Statement					
KY079-01		71,123	71,123	69,723	50,000	
HA-wide		18,400	18,400	20,800	39,523	
TotalCFPFunds (Est.)		\$89,523	\$89,523	\$89,523	\$89,523	
Total Replacement HousingFactor Funds						

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

Activities for Year1	ActivitiesforYear:2004 FFYGrant: PHAFY:			ActivitiesforYear:2005 FFYGrant: PHAFY:		
	79-01	WasherCenters	33,600	79-01	HardwireSmoke Detectors	26,300
	InteriorRenovations	19,000		HotWaterHeaters	5,000	
	SiteWork	13,700		SiteWork	16,700	
	A/E,MC, &Admin	4,823		InteriorRenovations	10,000	
				A/E,MC,&Admin	4,723	
	HA-wide	Operations	18,400	HA-wide	Operations	18,400
			89,523			89,523

CapitalFundProgramFive -YearActionPlan
PartI:SupportingPages —WorkActivities

Activities for Year1	ActivitiesforYear:2006			ActivitiesforYear:2007		
		FFYGrant: PHAFY:			FFYGrant: PHAFY:	
	79-01	PorchCovers	22,000	79-01	StorageUnits	50,000
		Equipment	13,400			
		A/E,MC,&Admin	5,323			
		UnitConversions	28,000			
	HA-wide		20,800	HA-wide		39,523
			89,523			89,523

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Stanford		Grant Type and Number Capital Fund Program Grant No: KY36 -P079-50101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total In on-CFP Funds				
2	1406 Operations	10,000	10,000	10,000	10,000
3	1408 Management Improvements Soft Costs	10,345.50	15,345.50	10,345.50	8,921.22
	Management Improvements Hard Costs	2,422.77	2,542.75	2,542.75	2,542.75
4	1410 Administration	800	15.20	15.20	15.20
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	11,200	7,020	7,020	4,520
8	1440 Site Acquisition				
9	1450 Site Improvement	18,000	0	0	0
10	1460 Dwelling Structures	38,900	56,744.82	56,744.82	21,665.44
11	1465.1 Dwelling Equipment — Nonexpendable	2,542.73	2,542.73	2,128	2,128
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	1502 Contingency				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName:Stanford	GrantTypeandNumber CapitalFundProgramGrantNo:KY36 -P079-50101 ReplacementHousingFactorGrantNo:	FederalFYofGrant: 2001
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Original Annual Statement Reserve for Disasters/Emergencies X Revised Annual Statement (revision no: 2)
 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	
	Amount of Annual Grant: (sum of lines.....)	94,211	94,211	88,796.27	49,792.61
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504c compliance				
	Amount of line XX Related to Security --Soft Costs				
	Amount of Line XX related to Security --Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHAName: Stanford		Grant Type and Number Capital Fund Program Grant No: KY36 -P079-50101 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
HAWide	Operations		1406	1	10,000	10,000	10,000	10,000	100
HAWide	Part Time RIC		1408	1	8,400	13,400	8,400	6,975.72	52
HAWide	Computer Upgrade Software		1408	1	1,945.50	1,945.50	1,945.50	1,945.50	100
HAWide	Computer Upgrade Hardware		1408	1	2,422.77	2,542.75	2,542.75	2,542.75	100
HAWide	Administration-advertising		1410	1	800	15.20	15.20	15.20	100
HAWide	Architect/Engineer		1430	1	5,600	0	0	0	0
HAWide	Modernization Consultant		1430	1	5,600	4,900	4,900	2,400	49
KY79-01	Install cleanouts		1450	11	2,000	0	0	0	0
KY79-01	Install new laterals		1450	10	16,000	0	0	0	0
KY79-01	Install new sanitary lines		1460	26	31,900	1,522.45	1,522.45	1,522.45	100
KY79-01	New lights		1460	50	7,000	0	0	0	0
KY79-01	Splash guards		1460	30	0	0	0	0	0
KY79-01	New Appliances		1465	8	2,542.73	2,542.73	2,128	2,128	84
HAWide	Annual Plan		1430	1	0	1,500	1,500	1,500	100
KY79-01	Repair Floors (FA)		1460	20	0	52,212.37	52,212.37	17,132.99	33
HAWide	UPCS Inspection		1430	1	0	620	620	620	100
KY79-01	Crawl Space Covers		1460	8	0	3,010	3,010	3,010	100

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

PHAName: Stanford	Grant Type and Number Capital Fund Program No: KY36 -P079-50101 Replacement Housing Factor No:	Federal FY of Grant: 2001
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	6/30/03			6/30/04			
KY79-01	6/30/03			6/30/04			

CapitalFundProgramFive -YearActionPlan
PartI:Summary

PHAName		<input type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:			
Development Number/Name/HA-Wide	Year1	WorkStatementforY ear2 FFYGrant: PHAFY:	WorkStatementforYear3 FFYGrant: PHAFY:	WorkStatementforYear4 FFYGrant: PHAFY:	WorkStatementforYear5 FFYGrant: PHAFY:
	Annual Statement				
TotalCFPFunds (Est.)					
TotalReplacement HousingFactorFunds					

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

Activities for Year 1	Activities for Year: _____ FFY Grant: PHAFY:			Activities for Year: __ __ FFY Grant: PHAFY:		

RESIDENT COMMENTS

The Housing Authority of Stanford has engaged in an extensive process of seeking resident and public comments on our Agency Plan. In the course of compiling the Plan we engaged in the following process.

On February 20, 2003 a Resident Meeting was held in the community room to discuss the Annual Plan Update. In attendance were Lucy Embry, Executive Director, Marty Carrier, the Maintenance man, residents; Pearl Short, Paula Pemberton, Ray Franklin Jr., Teresa Ellis, Walter Daugherty, Eve Lynn Lawson, Amy Martin and Sue Coulter, Vicki Graves, and Ed and Elisa Cooper.

The planned 2003 budget of \$89,523 was discussed, as well as any questions and concerns the residents had at this time. The following items were discussed: The hot water heaters, which at times are hot and then turn cold. They will be replaced in three to four years. They would like to see four of the efficiency units turned into one bedroom units, under-floor insulation, overhead lights in the kitchens, porch covers, a re-modeled community room, one central heater and a/c for the office building, a new entry way for the office, new appliances, hard wired smoke detectors and carbon monoxide detectors, cabinets above refrigerators, bathroom vanities, more parking spaces, grass and solid wood doors.

Several residents agree that having a police officer live on site was helpful. They all agree that there is a problem with Lincoln Terrace neighboring Section 8 property. The residents feel they don't have good neighbors, the Section 8 manager won't allow Public Housing Residents on her site, but allow the children in her apartment to run all over the Authority's playground. The skateboarding, graffiti and beer cans the residents attribute to Lincoln Terrace.

The Public Meeting was conducted on April 8th, 2003. No residents were in attendance. Attending for the Authority were John Curlis, chairman, George Ried, Board Member, Shirley White Board Member, Eddie Carter, Mayor of Stanford, Lucy Embry, Executive Director, Marty Carrier, Maintenance, and Ed Cooper of Consultants Plus. The 2003 Annual plan was discussed. The Board approved the plan and the certifications were resigned.

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHAName:Housing Authority of STANFORD	Grant Type and Number Capital Fund Program Grant No: KY36 -P079-50102 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: 1)
 X 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	8,400	20,034	0	0
3	1408 Management Improvements Soft Costs	10,000	10,076	0	0
	Management Improvements Hard Costs				
4	1410 Administration	1,023	8,952	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	4,800	4,300	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	33,600	12,961	0	0
10	1460 Dwelling Structures	31,700	32,450	0	0
11	1465.1 Dwelling Equipment — Nonexpendable	0	750	0	0
12	1470 Non dwelling Structures				
13	1475 Non dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHAName: Housing Authority of STANFORD		Grant Type and Number Capital Fund Program Grant No: KY36 -P079-50102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002	
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)						
X Performance and Evaluation Report for Period Ending: 12/31/02 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
18	1499 Development Activities					
19	1502 Contingency					
	Amount of Annual Grant: (sum of lines.....)	89,523	89,523	0	0	
	Amount of line XX Related to LBP Activities					
	Amount of line XX Related to Section 504 compliance					
	Amount of line XX Related to Security --Soft Costs					
	Amount of Line XX related to Security --Hard Costs					
	Amount of line 10 Related to Energy Conservation Measures					
	Collateralization Expenses or Debt Service					

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

PHAName: Housing Authority of Stanford		Grant Type and Number Capital Fund Program Grant No: KY36-P079-50102 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
PHAW	OPERATIONS		1406	1	8,400	20,034	0	0	
PHAW	RIC		1408	1	10,000	10,076	0	0	
PHAW	ADMINISTRATION, ADVERTISING		1410	2	1,023	8,952	0	0	
PHAW	ANNUAL PLAN		1430	1	1,000	1,500	0	0	
PHAW	MANAGEMENT CONSULTANT		1430	1	3,800	2,800	0	0	
KY79-01	REPAIR FLOORS & SANITARY LINES		1460	6	31,700	11,200	0	0	
KY79-01	REPAIR ELECTRICAL TRANSMISSION SYSTEM		1450	1	33,600	10,961	0	0	
KY079-01	FRONT PORCHES		1460	20	0	21,250	0	0	
KY079-01	TRIM TREE LINE		1450	1	0	2,000	0	0	
KY079-01	APPLIANCES		1465	3	0	750	0	0	

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

PHAName: Housing Authority of Stanford		Grant Type and Number Capital Fund Program No: KY36-P079-50102 Replacement Housing Factor No:					Federal FY of Grant: 2002		
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			
PHAW	6/30/04			6/30/06					
KY079-01	6/30/04			6/30/06					

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Stanford		Grant Type and Number Capital Fund Program Grant No: Stanford KY36-P079-50103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) Performance and Evaluation Report for Period Ending: <input type="checkbox"/> 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	14,295			
3	1408 Management Improvements Soft Costs	10,076			
	Management Improvements Hard Costs				
4	1410 Administration	8,952			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	51,200			
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName:Stanford	GrantTypeandNumber CapitalFundProgramGrantNo:Stanford KY36-P079-50103 ReplacementHousingFactorGrantNo:	FederalFYofGrant: 2003
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X 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	
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	89,523			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security --Soft Costs				
	Amount of Line XX related to Security --Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHAName: Stanford		Grant Type and Number				Federal FY of Grant: 2003			
		Capital Fund Program Grant No: KY36-P079-50103							
		Replacement Housing Factor Grant No:							
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
HAWIDE	OPERATIONS		1406	1	14,295				
HAWIDE	RESIDENT COORDINATOR		1408	1	10,076				
HAWIDE	ADMINISTRATION		1410	1	8,952				
HAWIDE	MOD COORDINATOR/ANNUAL PLAN		1430	1	5,000				
KY079-01	INTERIOR RENOVATIONS		1460	50	20,000				
KY079-01	REPLACE ROOFING		1460	14	31,200				

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

PHAName :Stanford		GrantTypeandNumber CapitalFundProgramNo: KY36 -P079-50103 ReplacementHousingFactorNo:					FederalFYofGrant:2003
DevelopmentNumber Name/HA-Wide Activities	AllFundObligated (QuarterEndingDate)			AllFundsExpended (QuarterEndingDate)			ReasonsforRevisedTargetDates
	Original	Revised	Actual	Original	Revised	Actual	
KY79-01	9/30/05			9/30/07			