

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 05/31/2006)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan for Fiscal Year: 2004

PHA Name: Housing Authority of Nicholasville

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Housing Authority of Nicholasville

PHA Number: KY034

PHA Fiscal Year Beginning: (mm/yyyy) 04/2004

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
Number of public housing units: Number of S8 units: Number of public housing units:
Number of S8 units:

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

PHA Plan Contact Information:

Name: Trixie Y. Kinniard, Executive Director Phone: 859.885.4324
TDD: Email: NICHOLASVILLEHA@prodigy.net

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

X PHA's main administrative office PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. X Yes No.

If yes, select all that apply:

X Main administrative office of the PHA
 PHA development management offices
X 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)

X Main business office of the PHA PHA development management offices
X Other (list below) Main Administrative office of the local and county government)

Streamlined Annual PHA Plan
Fiscal Year 2004
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- X 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs
- X 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- X 6. Supporting Documents Available for Review
- X 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- X 8. Capital Fund Program 5-Year Action Plan

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions; and

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

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

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B. No, agency only has one site.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics
Agency only has one site.				

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component. No, agency only has one site.

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?

- If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

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

A. Capital Fund Program

1. X Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes X No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1. Yes X No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
	<input type="checkbox"/> Revitalization Plan under development
	<input type="checkbox"/> Revitalization Plan submitted, pending approval
	<input type="checkbox"/> Revitalization Plan approved
	<input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:
4. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below: Agency investigating options for a new development(s) of affordable housing for seniors that are below 30% median income using mixed-financing.
5. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. 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 the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria:

c. What actions will the PHA undertake to implement the program this year (list)?

3. 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 of purchase price and requiring that at least 1 percent of the purchase price 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.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - low utilization rate for vouchers due to lack of suitable rental units
 - access to neighborhoods outside of high poverty areas
 - other (describe below:)
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: Commonwealth of Kentucky

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 on its waiting lists 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 the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: The Housing Authority of Nicholasville using the current Consolidates Plan of the jurisdiction and updates Housing Needs will seek two strategies in the upcoming year: 1.) maximize the number of affordable units available within its current resources and, 2.) explore mixed-financed housing opportunities for additional one (1)-bedroom affordable units for elderly residents that are in the below 30% median income range.

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

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	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard 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 for families on the PHA's public housing and Section 8 tenant-based waiting lists.	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] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	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. X 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. X Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
N/A	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 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
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if	Annual Plan: Operations and

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	necessary)	Maintenance and Community Service & Self-Sufficiency
N/A	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any 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
N/A	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 Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	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 Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	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
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies. Agency to pursue FY2005, FFY2004	Annual Plan: Community Service & Self-Sufficiency
N/A	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 for public housing.	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
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.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> :	Joint Annual PHA Plan for

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Consortia: Agency Identification and Annual Management and Operations

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: KY034 Housing Authority of Nicholasville		Grant Type and Number Capital Fund Program Grant No: KY36P034501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	28826.97			
3	1408 Management Improvements	15800.00			
4	1410 Administration	7900.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1200.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	9500.00			
10	1460 Dwelling Structures	11773.03			
11	1465.1 Dwelling Equipment—Nonexpendable	4000.00			
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)	79000.00			
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	4000.00			

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: KY034 Housing Authority of Nicholasville			Grant Type and Number Capital Fund Program Grant No: KY36P034501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
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	
HA-Wide	<u>Operations</u>	1406		<u>28826.97</u>				
HA-Wide	<u>Management Improvements</u>	1408		<u>15800.00</u>				
	1. Staff Training			4900.00				
	2. Partial Salary Occupancy/Admin. Specialist			7000.00				
	3. Partial Employee Benefits Occupancy/Admin. Specialist			1600.00				
	4. Computer Software			550.00				
	5. Specialist Training Publications			1200.00				
	6. Resident Community Room – Training Stations Equipment			250.00				
	7. Resident/Occupancy Compliance Videos			300.00				
HA-Wide	<u>Administration</u>	1410		<u>7900.00</u>				
	1. Partial Salary Executive Director/CFP Coordinator			7600.00				
	2. DSL Office Computer Internet Connection			200.00				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: KY034 Housing Authority of Nicholasville			Grant Type and Number Capital Fund Program Grant No: KY36P034501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
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	
	3. CFP Office Supplies, copy costs, postage, etc.			100.00				
HA-Wide	<u>Fees & Costs</u>	1430		<u>1200.00</u>				
	1. Plans/drawings for entire site single car driveways			1200.00				
HA-Wide	<u>Site Improvements</u>	1450		<u>9500.00</u>				
	1. Site Landscaping (re-grade need areas with drainage problems, landscaping, etc.)			7500.00				
	2. Fencing/Handrail Repair, Installation, clean-out (perimeter fencing for security to site)			2000.00				
HA-Wide	<u>Dwelling Structures</u>	1460		<u>11773.03</u>				
	1. Interior painting of long-time occupied units			8500.00				
	2. Exterior Door painting			2000.00				
	3. Replacement Obsolete Dwelling items (door hardware, light fixtures, gas shut-off valves, exhaust fans, range hoods			1273.03				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: KY034 Housing Authority of Nicholasville			Grant Type and Number Capital Fund Program Grant No: KY36P034501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
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	
HA-Wide	<u>Dwelling Equipment – Nonexpendable</u>	1465		<u>4000.00</u>				
	1. Hot Water Replacement - EnergyStar products			200.00				
	2. Stove & Refrigerator Replacement & Repair: EnergyStar products			3800.00				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: KY034 Housing Authority of Nicholasville			Grant Type and Number Capital Fund Program No: KY36P034501-04 Replacement Housing Factor No:				Federal FY of Grant: 2004
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	
HA-Wide – 1406	12/2004			12/2004			
HA-Wide – 1408	12/2004			3/2005			
HA-Wide – 1410	12/2004			6/2005			
HA-Wide – 1450	3/2005			6/2005			
HA-Wide – 1460	3/2005			6/2005			
HA-Wide – 1465.1	3/2005			6/2005			

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

PHA Name: KY034 Housing Authority of Nicholasville	Grant Type and Number: Capital Fund Program Grant No: KY36P034501-03 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:)
 X Performance and Evaluation Report for Period Ending: 9/30/2003
 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	8000.00		8000.00	
3	1408 Management Improvements	8165.00		7565.00	
4	1410 Administration	7844.00		7844.00	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	9800.00			
10	1460 Dwelling Structures	29927.00		16591.00	
11	1465.1 Dwelling Equipment—Nonexpendable	2500.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	12200.00			
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)	78436.00		40000.00	
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: KY034 Housing Authority of Nicholasville		Grant Type and Number: Capital Fund Program Grant No: KY36P034501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2003 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
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					

*Security features, perimeter fencing and site lighting

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: KY 034 Housing Authority of Nicholasville			Grant Type and Number: Capital Fund Program Grant No: KY36P034501-03 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	
HA-Wide	<u>Operations</u>	1406		<u>8000.00</u>		8000.00		
HA-Wide	<u>Management Improvements</u>	1408		<u>8165.00</u>				
	1. Partial Salary Occupancy/Admin. Specialist			5965.00		5965.00		
	2. Partial Employee Benefits for Occupancy/Admin. Specialist			1600.00		1600.00		
	3. Occupancy Computer Software			100.00				
	4. Maintenance/Management Training or Training Publications			500.00				
HA-Wide	<u>Administration</u>	1410		<u>7844.00</u>				
	1. Partial Salary Executive Director/Mod. Coordinator			7744.00		7744.00		
	2. Sundry Expenses to administer program (office supplies, copy costs, etc.)			100.00		100.00		

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: KY 034 Housing Authority of Nicholasville			Grant Type and Number: Capital Fund Program Grant No: KY36P034501-03 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	
HA-Wide	<u>Site Improvements</u>	1450		<u>9800.00</u>				
	1. Site Landscaping			6500.00				
	2. Fencing/Handrail Repair, Installation, and Clean-out (perimeter fencing for security to site)			3300.00				
	<u>Dwelling Structures</u>	1460		<u>29927.00</u>				
E. Maple	1. 415 E. Maple Unit Conversion- Phased Project Last Phase Year Next CFP2004			29138.00		16591.00		
HA-Wide	2. Replacement of old dwelling item projects: Range Hoods, Exhaust Fans, Interior Door Hardware, Smoke Detectors, Stove Gas Shut-off Valves, Cabinet Knobs, etc.			539.00				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: KY 034 Housing Authority of Nicholasville			Grant Type and Number: Capital Fund Program Grant No: KY36P034501-03 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	
HA-Wide	3. PHAS Physical Inspection items (concrete sills and foundation repairs, GFI, etc.			250.00				
HA-Wide	<u>Dwelling Equipment – Nonexpendable</u>	1465		<u>2500.00</u>				
	1. Hot Water Replacement & Repair			200.00				
	2. Stove and Refrigerator Replacement & Repair			2300.00				
HA-Wide	<u>Non-Dwelling Equipment</u>	1475		<u>12200.00</u>				
	1. Lawn Mowers			200.00				
	2. Fleet Automobile – Office Use			12000.00				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: KY034 Housing Authority of Nicholasville			Grant Type and Number: Capital Fund Program No: KY36P034501-03 Replacement Housing Factor No:			Federal FY of Grant: 2003	
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	
HA-Wide- 1406	12/2003			12/2003			
HA-Wide- 1408 (1.&2.)	9/2003			3/2004			
HA-Wide- 1408 (3.&4.)	3/2004			3/2004			
HA-Wide- 1410 (1.)	9/2003			3/2004			
HA-Wide- 1410 (2.)	3/2004			3/2004			
HA-Wide- 1450 (1.& 2.)	3/2004			3/2004			
E. Maple- 1460 (1.)	9/2003			3/2004			
HA-Wide- 1460 (2.- 3.)	3/2004			3/2004			
HA-Wide- 1465 (1.& 2.)	3/2004			6/2004			
HA-Wide- 1475 (1.& 2.)	3/2004			6/2004			

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

PHA Name: KY034 Housing Authority of Nicholasville	Grant Type and Number: Capital Fund Program Grant No: KY36P034501-02 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: 9/30/2003 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				
3	1408 Management Improvements	18797.93		18797.93	18789.50
4	1410 Administration	9533.00		9533.00	9533.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	4110.68		4110.68	4110.68
8	1440 Site Acquisition				
9	1450 Site Improvement	7810.92		7810.92	7810.92
10	1460 Dwelling Structures	24005.20		21675.20	19600.00
11	1465.1 Dwelling Equipment—Nonexpendable	9165.00		9165.00	9165.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	21907.27		21907.27	21907.27
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)	95330.00		93000.00	90916.37
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance*	1314.51		1314.51	1314.51

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: KY034 Housing Authority of Nicholasville		Grant Type and Number: Capital Fund Program Grant No: KY36P034501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2003 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
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**	700.28		700.28	700.28	

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: KY 034 Housing Authority of Nicholasville			Grant Type and Number: Capital Fund Program Grant No: KY36P034501-02 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	
HA-Wide	<u>Management Improvements</u>	1408		<u>18797.93</u>		<u>18797.93</u>	<u>18789.50</u>	
	1. Partial Salary Occupancy/Admin. Specialist			11409.00		11409.00	11409.00	Complete
	2. Partial Employee Benefits for Occupancy/Admin. Specialist			4800.00		4800.00	4800.00	Complete
	3. Occupancy Computer Software			116.55		116.55	116.55	Complete
	4. Maintenance Uniforms			384.79		384.79	384.79	Complete
	5. Board of Commissioners Handbooks			46.25		46.25	46.25	Complete
	6. Maintenance/Management Training or Training Publications			1504.40		1504.40	1495.97	
	7. Mgmt. New Forms & Office Signs (504 signs, new system for A/R: Log Receipt forms)			536.94		536.94	536.94	Complete
HA-Wide	<u>Administration</u>	1410		<u>9533.00</u>		<u>9533.00</u>	<u>9533.00</u>	
	1. Partial Salary Executive Director/Mod. Coordinator			9533.00		9533.00	9533.00	Complete

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: KY 034 Housing Authority of Nicholasville			Grant Type and Number: Capital Fund Program Grant No: KY36P034501-02 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	
	2. Internet Expense			0.00		0.00	0.00	-
	3. Sundry Expenses to administer program (office supplies, copy costs, etc.)			0.00		0.00	0.00	-
HA-Wide	Audit Costs	1410		0.00		0.00	0.00	-
E. Maple	Fee & Costs	1430		4110.68		4110.68	4110.68	
	415 E. Maple Renovation			4110.68		4110.68	4110.68	Complete
HA-Wide	Site Improvements	1450		7810.92		7810.92	7810.92	
	1. Concrete Repairs & Installation			1302.10		1302.10	1302.10	Complete
	2. Tree Trimming & Removal			4825.00		4825.00	4825.00	Complete
	3. Site Landscaping			1044.97		1044.97	1044.97	Complete
	4. Fencing/Handrail Repair & Installation and Clean-out			519.87		519.87	519.87	Complete
	5. Asphalt/Concrete Area Re-stripping			118.98		118.98	118.98	Complete

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: KY 034 Housing Authority of Nicholasville			Grant Type and Number: Capital Fund Program Grant No: KY36P034501-02 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	
	Dwelling Structures	1460		24005.20		21675.20	19600.00	
E. Maple	1. 415 E. Maple Unit Conversion			7500.00		7500.00	7500.00	Phased
HA-Wide	2. Replacement of Old Dwelling Units items: Range Hoods, Exhaust Fans, Doors & Hardware, Blinds, Insulation, Light Fixtures, Weather Stripping, Cabinets, Smoke Detectors, Stove Gas Shut-off Valves, Cabinet Knobs, etc.			8728.87		6785.99	4860.67	
HA-Wide	3. Plumbing/Sewer/Line Repairs			2235.99		1848.87	1848.87	
HA-Wide	4. PHAS Physical Inspection items: (concrete sills, splash blocks, and foundation repairs, GFI, etc.)			2040.34		2040.34	2040.34	Complete
HA-Wide	5. Paint Exterior Doors &/or Interiors			0.00		0.00	0.00	-
HA-Wide	6. Gutter Repair & Replacement			100.00		100.00	100.00	Complete
HA-Wide	7. Vacant Unit Mini-Renovation			3400.00		3400.00	3250.12	

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: KY 034 Housing Authority of Nicholasville			Grant Type and Number: Capital Fund Program Grant No: KY36P034501-02 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	
HA-Wide	<u>Dwelling Equipment – Nonexpendable</u>	1465		<u>9165.00</u>		<u>9165.00</u>	<u>9165.00</u>	
	1. Hot Water Replacement & Repair			2070.57		2070.57	2070.57	Complete
	2. Stove and Refrigerator Replacement & Repair			7094.43		7094.43	7094.43	Complete
HA-Wide	<u>Non-Dwelling Equipment</u>	1475		<u>21907.27</u>		<u>21907.27</u>	<u>21907.27</u>	
	1. Lawn Mowers		2	232.96		232.96	232.96	Complete
	2. Computer/Printers/Copy/Fax/Camera			2089.18		2089.18	2089.18	Complete
	3. Maintenance Truck outfitted with Toolbox and non-skid bed-liner coating			16566.44		16566.44	16566.44	Complete
	4. Maintenance Sewer Rig with 100 foot Cable			1980.47		1980.47	1980.47	Complete
	5. Leaf Blower & Supplies			319.95		319.95	319.95	Complete
	6. Buffer & Supplies			0.00		0.00	0.00	-
	7. Copy Machine			312.96		312.96	312.96	Complete
	8. Carbon Dioxide Detector			185.32		185.32	185.32	Complete
	9. Chain Saw – Old one unfixable needed to complete Overgrown vegetation project			219.99		219.99	219.99	Complete

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: KY034 Housing Authority of Nicholasville			Grant Type and Number: Capital Fund Program No: KY36P034501-02 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	
HA-Wide- 1408 (1-5)	12/2002			9/2003	12/2003		To Actual
HA-Wide- 1408 (6)	12/2002			6/2003			
HA-Wide- 1410 (1-3)	9/2002			9/2003			
HA-Wide- 1430	9/2002			6/2003			
HA-Wide- 1450 (1,3,5)	12/2002			6/2003	12/2003		To Actual
HA-Wide- 1450 (2,4)	12/2002			9/2003			
E. Maple- 1460 (1)	12/2002			6/2003			
HA-Wide- 1460 (2-5)	12/2002			6/2003	12/2003		To Actual
HA-Wide- 1460 (6)	12/2002			6/2003			
HA-Wide- 1465 (1)	6/2003			9/2003			
HA-Wide- 1465 (2)	6/2003			9/2003			
HA-Wide- 1475 (all)	3/2003			9/2003			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: KY034 Housing Authority of Nicholasville				<input checked="" 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: 2005 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2008 PHA FY:2009
	Annual Statement				
KY034-HA-Wide		80150	115450	166500	79000
CFP Funds Listed for 5-year planning		80150	115450	166500	79000
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year :2 FFY Grant: 2005 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2006 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	<i>KY034-HA-Wide</i>	Single Car Driveways	15000	<i>KY034-HA-Wide</i>	Window Sills	3000
Annual		Foundation Cracks	5000 b		Landscaping	26250
Statement		Landscaping	13250		Tree Trimming/Removal	1200
		Partition Fencing	15600		Plumbing/Sewer	1200
		Tree Trimming/Removal	1200		Bathroom Exhaust/Range Hoods	350
		Plumbing/Sewer	1200		Hot Water Heaters	500
		Hot Water Heaters	500		Stove/Refrigerators	5000
		Stove/Refrigerators	5000		Exterior Storage Sheds	10400
		Bathroom Grab Bars	1600		Concrete repairs	1200
		Lever doors knobs – 1 bedrooms	450		Kitchen & Bathroom new Flooring	40000
		Concrete repairs	1200		HUD Physical Inspection noted items	1250
		Management Aid Salary/Benefits	16200		Management Aid/Salary/Benefits	16200
		Mgmt. Training	2400		Mgmt Training	1400
		HUD Physical Inspection noted items	1250		Computer Equip & Software Updates	7500
		Maintenance Uniforms	300			
Total CFP Estimated Cost			\$80150			\$115450

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities					
Activities for Year : 4 FFY Grant: 2007 PHA FY: 2008			Activities for Year: 5 FFY Grant: 2008 PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<i>KY034-HA-Wide</i>	Roofs	110000	<i>KY034-HA-Wide</i>	Landscaping	8250
	Landscaping	17500		Tree Trimming/Removal	1200
	Tree Trimming/Removal	1200		Plumbing/Sewer	1200
	Plumbing/Sewer	1200		Gutter Screens	500
	Gutter Screens	500		Bathroom Exhaust fans/Range Hoods	350
	Hot Water Heaters	500		Hot Water Heaters	500
	Stove/Refrigerators	5000		Stove/Refrigerators	5000
	Concrete repairs	9950		Key Lock Cylinders	800
	HUD Physical Inspection noted items	1250		Concrete repairs	1200
	Management Aid Salary/Benefits	16200		Single Car Driveways	41150
	Mgmt Training	1400		Management Aid Salary/Benefits	16200
				Mgmt Training	1400
	Maintenance Uniforms	300		HUD Physical Inspection noted items	1250
	Commissioners Training/Materials	1500			
Total CFP Estimated Cost		\$166500			\$79000