

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Housing Authority of Frankfort</u> PHA Code: KY003 PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 01/01/2010							
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 211 Number of HCV units: 458							
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only							
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)							
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program			
					PH	HCV		
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.							
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The mission of the Housing Authority of Frankfort is, with integrity and accountability, to provide drug-free, decent safe and sanitary housing for eligible families and to create opportunities for those it serves to further self sufficiency and economic independence.							

5.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

Goals and Objectives: 2010-2014
2010 Annual Plan Year

HUD Strategic Goal: Increase the availability of decent and affordable housing.

PHA Goal: Expand the access to and availability of assisted housing

Objectives:

1. Reduce Public Housing vacancies: **FHA will reduce average vacancies by 2% over the next five years.**
2. Increase public awareness: **FHA will advertise housing availability throughout the community.**

PHA Goal: Improve the management and quality of assisted housing

Objectives:

1. Improve management and accountability:
 - A. **FHA will improve its PHAS score by reducing the average Unit Turnaround Days to five (5) working days by FYE 12/31/2010.**
 - B. **FHA will retain its Section 8 High Performer status.**
2. Renovate or modernize public housing units. **FHA will spend at least 50% of its Capital Funds on direct modernization of units or facilities with direct benefits to residents (such as playgrounds) over the next 5 years.**
3. Demolish or dispose of obsolete public housing. **FHA has a sales contract on KY 3-3 and is awaiting closing.**

HUD Strategic Goal: Strengthen Communities

PHA Goal: Provide an improved living environment

Objective:

1. Implement public housing security improvements: **If funding is available, FHA will continue to provide additional police patrols in its communities.**
2. Address housing conditions that threaten health: **FHA, in both public housing and Section 8, will immediately address and remedy any condition that poses a threat to the health and safety of its residents/participants.**
3. Expand economic opportunities: **FHA will provide free meeting space for community groups to offer programs of benefit to public housing residents and will partner in funding requests with those groups who include public housing residents in their programming efforts.**
4. Address residents covered by VAWA: **FHA has provided space for Frankfort's Women's Shelter. FHA will work closely with this and other community groups to provide services for abuse victims and will strenuously employ the use of its No Trespass Policy to bar offenders from HA properties.**

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing objectives

Objective:

1. Provide equal access for all applicants, residents and participants to all programs and a means for all to resolve complaints of discrimination. **FHA will provide a fair and impartial process for resolving complaints.**
2. Improve housing accessibility for persons with disabilities: **FHA will comply with all reasonable requests for accommodations.**

HUD Strategic Goal: Increase Homeownership opportunities

PHA Goal: Offer homeownership opportunities

Objective:

1. Expand homeownership opportunities: **FHA will continue to support and increase the numbers of the families in its Housing Choice Voucher Homeownership Program.**
2. Increase minority homeownership: **FHA will promote Homeownership to all Section 8 families with a goal of 50% minority participation.**

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Due to receipt of ARRA funds, the Capital Fund projects and the Procurement Policy have been revised. The ACOP and Section 8 Administrative Plan have been revised to include VAWA and other information required by Federal Regulations. The Procurement Policy has been revised to include ARRA funding requirements.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. The public may review the 5 Year and Annual Plan at the Housing Authority management office located at 590 Walter Todd Drive, Frankfort, KY.</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> FHA received approval from the Special Applications Center to dispose of a 30 unit development, KY3-3.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. See end of Plan for attached CFP 2007, 2008, 2009 and 2010 Capital Fund budgets.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. See end of Plan for attached CFP proposed budgets for 2011-2014.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. According to the CHAS Data Report, the major problem for families in FHA's jurisdiction is paying more than 30% of household income on housing. This is true for 67.4% of the elderly and 48.3% for families with 2 – 4 members.</p>

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>Need: <u>Shortage of affordable housing for all eligible populations</u> Strategy. Maximize the number of affordable units available to the PHA within its current resources by:</p> <ul style="list-style-type: none"> • Employing effective maintenance and management policies to minimize the number of public housing units off-line. • Reducing the turnover time for vacated public housing units • Maintaining a viable Section 8 program through thorough HQS inspections and increasing the number of Section 8 landlords <p>Need: <u>Specific Family Types: Families below median income</u> Strategy. Target available assistance to families at or below 50% of AMI by:</p> <ul style="list-style-type: none"> • Exceeding HUD federal targeting requirements for housing those families who have incomes in the Extremely low range • Providing accessible and convenient housing for elderly families who have incomes below the median income level • Developing partnerships with community agencies that provide services to families with lower incomes • Providing reasonable accommodations for lower income families who have members with disabilities
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Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

Goal: Expand the Supply of Assisted Housing

Objective: Reduce Public Housing Vacancies: FHA will reduce vacancies by 5% over the next five years

Progress: At the end of 2004, the occupancy rate for public housing was 88%. The occupancy rate currently falls between 95 and 96%. **GOAL ATTAINED AND ONGOING**

Goal: Improve the Quality of Assisted Housing

Objective: Improve public housing management: FHA will improve its PHAS score by attaining High Performer designation by FYE 12/31/2009

Progress: To be determined **ONGOING**

Objective: Renovate or modernize public housing units: FHA will spend at least 50% of its Capital Funds on direct modernization of units over the next 5 years.

Progress: FHA has and continues to spend over 50% of CFP funds for modernization of units. **GOAL ATTAINED**

Objective: Demolish or dispose of obsolete public housing: FHA will demolish or sell the buildings and property at KY3-3 by 2007 FYE

Progress: Approval from SAC secured and closing of sale pending **GOAL ATTAINED (2008-2009)**

Goal: Increase Assisted Housing Choices

Objective: Conduct outreach efforts to potential landlords: FHA will add 10 new Section 8 landlords by 2009.

Progress: FHA added 25 new landlords to the program during the past 5 year period. **GOAL ATTAINED AND EXCEEDED**

Objective: Convert public housing to vouchers: FHA will replace sold housing (KY3-3) with Section 8 Vouchers.

Progress: **NOTE: HUD NO LONGER ALLOWS THIS REPLACEMENT – GOAL NOT MET DUE TO REGULATIONS**

Goal: Provide an Improved Living Environment

Objective: Implement public housing security improvements: If funding is available, FHA will continue to provide additional police patrols in its communities.

Progress: FHA has continued to employ an off-duty police officer to serve as a liaison between residents, the PHA, and the Police Department. **GOAL ATTAINED**

Goal: Ensure Equal Opportunity and Affirmatively Further Fair Housing

Objectives

Objective: Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability: FHA will market to traditionally underserved populations on an annual basis through flyers and public access television.

Progress: The waiting list for both public housing and Section 8 continues to be overwhelmingly made up of families who fall into the Extremely Low Income Level which is an indication that traditionally underserved populations are being reached. **GOAL ATTAINED**

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" **"Substantial Deviation" is defined as: Discretionary changes or significant amendments or modifications in the plans or policies of the Housing Authority that fundamentally alter the mission, goals or objectives of the agency and require formal approval of the Board of Commissioners.**

"Significant Amendment or Modification" is defined as: Changes or amendments to the Annual or 5 Year Plan that fundamentally alter the goals and objectives of the Housing Authority that require formal approval of the Board of Commissioners.

There have been no Substantial Deviations, Significant Amendments or Modifications to the Plans or Policies that in any way fundamentally alter the mission, goals or objectives of the Housing Authority.

10.0

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements – NO CHALLENGED ELEMENTS (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Frankfort		Grant Type and Number Capital Fund Program Grant No: KY36P00350107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
Original Annual Statement Reserve for Disasters/ Emergencies Performance and Evaluation Report for Period Ending: 09/30/09			Revised Annual Statement 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	50,000		50,000	50,000
3	1408 Management Improvements	3,000		3,000	3,000
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	30,000		30,000	30,000
10	1460 Dwelling Structures	224,924		224,924	124,367
11	1465.1 Dwelling Equipment—Nonexpendable	17,000		17,000	-0-
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 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	324,924		324,924	207,367
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Frankfort		Grant Type and Number Capital Fund Program Grant No: KY36P00350108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008
Original Annual Statement Reserve for Disasters/ Emergencies Performance and Evaluation Report for Period Ending: 09/30/09			Revised Annual Statement 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	70,000		70,000	70,000
3	1408 Management Improvements	18,620		18,620	12,608
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	69,820		35,863	35,863
10	1460 Dwelling Structures	135,248		106,437	5,439
11	1465.1 Dwelling Equipment—Nonexpendable	15,000		0	0
12	1470 Nondwelling Structures	10,000		8,009	8,009
13	1475 Nondwelling Equipment	750		450	450
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)	319,438		229,379	132,369
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

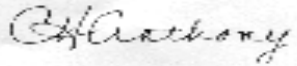
Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of Frankfort			Grant Type and Number Capital Fund Program Grant No: KY36P00350108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008		
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	Operations	1406		70,000		70,000	70,000	Complete
HA Wide	Management Improvements	1408		18,620		18,620	12,608	Ongoing
HA Wide	Landscaping	1450		35,000		6,043	6,043	Ongoing
KY 3-2	Resurface Driveways	1450	45	34,820		29,820	29,820	Ongoing
KY 3-2	Stabilize Duplexes (sinking)	1460	7	100,998		100,998	0	Ongoing
KY 3-6	Replace tile & paint all floors	1460	50	34,250		34,250	5,439	Ongoing
HA Wide	Stoves, Refrigerators	1465	37	15,000		0	0	Not begun
AMP 1	Upgrade Storage Facility	1470	1	10,000		8,009	8,009	Ongoing
KY 3-6	Porch Furniture & Misc.	1475	50	750		450	450	Ongoing

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of Frankfort		Grant Type and Number Capital Fund Program No: KY 36P00350108 Replacement Housing Factor No:				Federal FY of Grant: 2008	
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	09/30/2010			12/31/12			
Sutterlin	09/30/2010			12/31/12			
Southern		09/30/2010			12/31/12		Not in original budget

Part I: Summary						
PHA Name: Housing Authority of Frankfort		Grant Type and Number Capital Fund Program Grant No: KY36P003501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	45,452		45,452	0	
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	980		980	0	
8	1440 Site Acquisition					
9	1450 Site Improvement	25,000				
10	1460 Dwelling Structures	201,000				
11	1465.1 Dwelling Equipment—Nonexpendable	29,020				
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	15,000				
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

Expires

4/30/2011

Part I: Summary						
PHA Name: Housing Authority of Frankfort		Grant Type and Number Capital Fund Program Grant No: KY36P003501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <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: 09/30/09 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	316,452		46,432		
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director 		Date 10/07/2009		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of Frankfort			Grant Type and Number Capital Fund Program Grant No: KY36P003501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide	Operations	1406	N/A	45,452		45,452	0	Ongoing
3-6	A&E	1430	52	980		980	0	Ongoing
HA Wide	Landscaping	1450	N/A	25,000		0	0	Not Begun
3-1	Replace Windows	1460	84 units	180,000		0	0	Not Begun
3-1	Window Shutters	1460	84 units	15,000		0	0	Not Begun
3-2	Install Roof Vents	1460	44 units	6,000		0	0	Not Begun
3-6	Install Ramp	1470	50	29,020		0	0	Not Begun
3-6	Security Entry System	1475	52	15,000		0	0	Not Begun

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of Frankfort					Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide	9/30/2011		9/30/2012		
3-1	9/30/2011		9/30/2012		
3-2	9/30/2011		9/30/2012		
3-6	9/30/2011		9/30/2012		

Annual Statement/Performance and Evaluation Report
 Development
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Housing
 Capital Fund Financing Program
 0226

U.S. Department of Housing and Urban

Office of Public and Indian

OMB No. 2577-

Expires

4/30/2011

Part I: Summary					
PHA Name: Housing Authority of Frankfort		Grant Type and Number Capital Fund Program Grant No: KY36S003501-09 ARRA Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant <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: 09/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	404,345		404,345	248,719
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

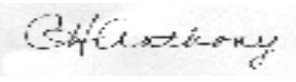
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Development
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Housing
 Capital Fund Financing Program
 0226

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 Office of Public and Indian
 OMB No. 2577-
Expires

4/30/2011

Part I: Summary						
PHA Name: Housing Authority of Frankfort		Grant Type and Number Capital Fund Program Grant No: KY36S003501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	404,345		404,345	248,719	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director			Signature of Public Housing Director			
 Date 08/31/2009			 Date			

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

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Part II: Supporting Pages								
PHA Name: Housing Authority of Frankfort			Grant Type and Number Capital Fund Program Grant No: KY36S003501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
3-1	HVAC	1460	84 units	300,000		300,000	165,102	Ongoing
3-2	Stabilize Duplexes (sinking)	1460	7	104,345		104,345	83,617	Ongoing

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of Frankfort					Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
3-1	03/31/2010	07/31/2009	03/31/2011		
3-6	03/31/2010	07/31/2009	03/31/2011		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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 Development
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U.S. Department of Housing and Urban

Office of Public and Indian

OMB No. 2577-

Expires

4/30/2011

Part I: Summary						
PHA Name: Housing Authority of Frankfort		Grant Type and Number Capital Fund Program Grant No: KY36P003501-10 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval: 2010	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	60,000				
3	1408 Management Improvements	5,000				
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	15,000				
8	1440 Site Acquisition					
9	1450 Site Improvement	25,000				
10	1460 Dwelling Structures	125,000				
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	70,000				
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.

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

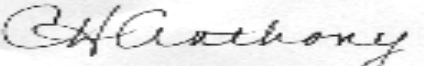
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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4/30/2011

Part I: Summary						
PHA Name: Housing Authority of Frankfort		Grant Type and Number Capital Fund Program Grant No: KY36P003501-10 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval: 2010	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	300,000				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director 		Date 8/19/2009		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of Frankfort		Grant Type and Number Capital Fund Program Grant No: KY36P003501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide	Operations	1406	N/A	60,000				
HA Wide	Management Improvements	1408	N/A	5,000				
KY 3-6	A&E/Consultant	1430	50	15,000				
HA Wide	Landscaping	1450	N/A	25,000				
KY 3-6	Kitchen and Bath Renovations	1460	50	125,000				
KY 3-2	Playground Update	1475	44	60,000				
HA Wide	Maintenance Equipment	1475	N/A	10,000				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of Frankfort					Federal FFY of Grant: 2010
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide	9/30/2012		9/30/2013		
3-2	9/30/2012		9/30/2013		
3-6	9/30/2012		9/30/2013		

8.2 Capital Fund Five Year Action Plan

PART I: SUMMARY						
PHA Name/Number : Housing Authority of Frankfort		Locality (City/County & State) Frankfort, Franklin County, Kentucky			X Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
	KY003					
B.	Physical Improvements Subtotal	Annual Statement	175,000	130,000	240,000	240,000
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment		65,000	100,000		
E.	Administration			10,000		
F.	Other					
G.	Operations		60,000	60,000	60,000	60,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		300,000	300,000	300,000	300,000
L.	Total Non-CFP Funds					
M.	Grand Total		300,000	300,000	300,000	300,000

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year: 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	PHA Wide Landscaping	211 units	100,000	KY 3-1/KY3-4 Leestown Terrace Leestown Addition A & E (Laundry)	For 84 units	10,000
Annual	KY 3-1 Leestown Terrace Replace Handrails	84 units	30,000	PHA Wide Landscaping	211 units	30,000
Statement	PHA Wide Stoves/Refrigerators/HVAC units	35 units	35,000	KY 3-1/KY 3-4 Leestown Terrace Leestown Addition Build Laundry	84 units	100,000
	KY 3-6/Southern Apartments Replace Lobby Furniture	52 units	10,000	PHA Wide On Demand Water Heaters	211 units	100,000
	Subtotal of Estimated Cost		175,000			240,000

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
<i>See</i>	PHA Wide Landscaping	211 units	30,000	PHA Wide Landscaping	211 units	30,000
<i>Annual</i>	KY 3-1 Leestown Terrace Upgrade Exteriors	84 units	110,000	KY 3-1 Leestown Terrace Upgrade Exteriors	84 units	160,000
<i>Statement</i>	PHA Wide (cont) On Demand Water Heaters	211 units	100,000	PHA Wide (cont) On Demand Water Heaters	211 units	50,000
	Subtotal of Estimated Cost		240,000			240,000

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year: 2 FFY 2011		Work Statement for Year:3 FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
<i>See</i>	PHA Wide Operations	60,000	PHA Wide Operations	60,000
<i>Annual</i>	PHA Wide Maintenance Vehicles	45,000		
<i>Statement</i>	PHA Wide Backhoe Attachment	20,000		
	Subtotal of Estimated Cost	125,000		60,00

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year: 4 FFY 2013		Work Statement for Year: 5 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	PHA Wide Operations	60,000	PHA Wide Operations	60,000
<i>Annual</i>				
Statement				
	Subtotal of Estimated Cost	60,000		60,000