

Small PHA Plan Update
Annual Plan for Fiscal Year: 2002

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

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of Morehead

PHA Number: KY032

PHA Fiscal Year Beginning: (mm/yyyy) 01/2002

PHA Plan Contact Information:

Name: Bill Patrick, Executive Director

Phone: 606-784-4314

TDD: 1-800-648-6056

Email (if available): heritage@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 2002
 [24 CFR Part 903.7]

i. Table of Contents

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

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ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

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

N/A

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.

For this 3rd Year Agency Plans year our thrust will be: 1) to change the ACOPP to raise the minimum rent level from zero (-0-) to \$50 to help offset some of the increase in Operating Costs, 2) implement a "skip over" deconcentration plan to help equalize the income strata for KY 32-01, Rawcel Heights (which is currently the only general occupancy project/development out of range with the overall income distribution) and 3) allow for refunds of a portion of the Annual Pet Fee for those residents who move out during their lease period. All these changes will be implemented on January 1, 2002, the start of the subject Agency Plans' year. Additionally, we will continue our Capital Funds Programs (CFP) by doing additional electrical, kitchen and bath plumbing renovations and interior soil waste line replacements at Heritage Place. Hopefully, current year (FFY2001) funding will allow us to finish the first 40 (all one Bedroom) units there and then the FFY2002 (the subject Plans Year) CFP funds will be applied to another segment of units (all efficiencies) there. It could well take an additional year beyond FFY2002 to be able to fund and complete these renovations for all 100 units at Heritage Place.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$298,000 or 80% of the actual (i.e., \$372,528) for FFY 2001.

C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment C.

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B.

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component ; if "yes", complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including 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 <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

- A. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program- Not Applicable this PHA Not Applicable to HAM

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

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

A. Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ ____ Not Applicable H A of Morehead

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 ____ N/A

6. Other Information

[24 CFR 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?

The comments received from the Resident Advisory Board were in general very positive both towards what's happened thus far in the five year plan and the Housing Authority's future plans. They did raise the following three questions (some of which represent questions from their fellow residents): 1. What are the plans for doing children play area (tot lot) improvements? 2. If and when Storm Doors will be replaced at KY 32-1 (Rawcel Heights)? 3. Will the washers/dryers at Divide Hill (KY 32-4) be replaced as some are experiencing problems?

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

3. In what manner did the PHA address those comments? (select all that apply)

The PHA changed portions of the PHA Plan in response to comments

A list of these changes is included

Yes No: below or

Yes No: at the end of the RAB Comments in Attachment ____.

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

Housing Authority of Morehead's (HAM) answers to these questions raised in Item above were:

1. Improvements of the Tot Lots is in the rolling five year Capital Needs Assessment (Improvement) Plan, but due to other priorities and the likelihood of reduced CFP grants in the future such improvements may not happen for 3-5 years in the future.

2. Replacement of storm doors in Rawcel Heights is also an item that will be deal with in a future (3rd to 5th year) CFP and annual Agency Plan.

3. E/D Patrick explained that the washers and dryers at KY 32-4 are privately owned and they will likely be replaced/upgraded (with a correspondent use fee increase) when the contract expires in the next two years. The company that owns them does try to make repairs when notified. He asked the residents to take note that the use fees currently charged there were below other commerical laundramats in the area.

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 KY (State 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 needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
The HAM's activities in providing housing opportunities to both current occupants and those on its waiting list are consistent with the below listed objectives of the State of KY's Consolidated Plan. Additionally, the continued improvements made through the use of Operating and Capital Funds Programs add to the improvement of the quality of life for the residents. Thus, the goals/objectives of HAM are indeed those stated in the Consolidated Plan of the Commonwealth of KY (State Plan.)
- 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 State Consolidated Plan sets forth the following, with which the HAM's activities are consistent: "Expand the supply of safe, decent, sanitary and affordable housing for very-low and low-income families through ...rehabilitation...."

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

A. Substantial Deviation from the 5-year Plan:

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

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

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

c.) Increasing or decreasing the total number of HAM employees by more than 20% from that authorized on the January 1st of each fiscal year.

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

B. Significant Amendment or Modification to the Annual Plan:

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

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

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

c.) Additions of new activities not included in the current PHDEP; and

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

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

Attachment A
Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement(HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) Community Service Requirements Implementation Plan, Initial Assessment Documentation on the Voluntary Conversion of Public Housing, & Income Analysis of the Public Housing Covered Developments	Agency Plan requirements

Required Attachment D: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

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

Elected

Appointed

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

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

B. Date of next term expiration of a governing board member: 9-1~~3~~2002

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): City of Morehead Mayor Brad Collins is the appointing Official.

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

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

The Housing Authority of Morehead's Resident Advisory Board consist of Samuel Richmond (KY 32-1), Pearl Netherly (KY 32-2), Lana Puckett (KY 32-3) and Sandra Mayfield (KY32-4).

Component 3, (6) Deconcentration and Income Mixing (Attachment F.)

- 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)]
Rawcel Heights (KY 32-1)	30	None	Housing Authority will use “skip over” procedure/policy to select “lower income” residents to this development.

Attachment H. Component on Voluntary Conversion of Public Housing Developments

Component 10 (B) Voluntary Conversion Initial Assessments

- a. How many of the PHA’s developments are subject to the Required Initial Assessments? 3
- 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)? 1
- c. How many Assessments were conducted for the PHA’s covered developments? 3
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: NONE

Development Name	Number of Units
NONE	

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

PHA Name: Housing Authority of Morehead	Grant Type and Number KY36P03250102 Capital Fund Program Grant No: 501-02 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	\$ 4,000.			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 39,000.			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$226,000.			
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 14,000.			
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	\$ 15,000.			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$298,000.			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$30,000.			

Capital Fund Program Five-Year Action Plan Attachment C.

Part I: Summary

PHA Name Housing Authority of Morehead		<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: 501-03 PHA FY: 1/2003	Work Statement for Year 3 FFY Grant: 501-04 PHA FY: 1/2004	Work Statement for Year 4 FFY Grant: 501-05 PHA FY: 1/2005	Work Statement for Year 5 FFY Grant: 501-06 PHA FY: 1/2006
KY 32-01 (Rawcel Heights)	Annual Statement	None	Replace DU windows, construct 24X 28 Maint. Bldg., & construct 15 resident storage sheds/bldgs.	Replace all interior doors w/ new ones complete w/passage locks, replace storm doors w/ heavy duty screen doors, & add 6 inches of add'l insulation. (to achieve R-36.)	Upgrade Bathrooms w/ new water closets, lavatories & bathroom accessories, replace BR & hall light fixtures w/new ones, replace kitchen, DR, bathroom and laundry room light fixtures w/fluorescent ones, replace gutters & downspouts develop 2 units to accommodate those w/hearing or sight impairments, replace existing OCM bldg. windows and doors w/more energy efficient ones, replace sewer lines from buildings to sidewalks, replace storm drain lines, replace broken CMUs w/concrete at foundations and make landscape improvements.

KY 32-02 (Heritage Place)		Continuation of items listed in FFY2002 CFP (hopefully 3 rd and last phase).	None	None	Replace gutters & downspouts, improve parking areas by adding addt'l 2 inches asphalt and stripe parking locations.
			Modify and improve the OCM building for private meeting space/restrooms.	None	Replace gutters & downspouts and install vinyl soffits on walkup breezeways.
KY 32-03 (Triplett View)		None	None	Replace all interior doors w/ new ones complete w/passage locks, add 6 inches of addt'l insulation (to achieve R-36) & retrofit existing windows w/security half screens.	None
KY 32-04 (Divide Hill)		None	None	Replace all interior doors w/ new ones complete w/passage locks & upgrade kitchens w/new cabinets, soffits, countertops, range hoods, grease shields & sinks.	Upgrade Bathrooms w/ new water closets, lavatories, tub surrounds, medicine cabinets, exhaust fans, bathroom accessories and install grab bars in 4 handicap units, replace porch lights w/vandal proof lens/globes, , replace kitchen, DR, bathroom and laundry room light fixtures w/fluorescent ones.
PHA Wide					Upgrade computer hardware/software, office equipment, replace copy machine, replace Maint. Truck & purchase a backhoe.
CFP Funds Listed for 5-year planning		\$298,000.	\$347,800	\$348,325	\$358,000
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan Attachment C.

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2003 FFY Grant: 501-03 (YEAR 2) PHA FY: 1/2003			Activities for Year: 2004 FFY Grant: 501-04 (YEAR 3) PHA FY: 1/2004		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement	KY 32-02, Heritage Place	Dwelling Structures- Upgrade baths & kitchens, also replace/upgrade interior electrical fixtures & replace interior soil lines.	\$226,000.	KY 32-01, Rawcel Heights	Dwelling Structures- Replace DU Windows w/new energy efficient ones (w/security sreens).	\$137,300.
	PHA Wide	Purchase Refrigerators/Ranges as needed	\$ 14,000.			
				KY 32-01, Rawcel Heights	Non-Dwelling Structures- construct 24 X 28 Maint. Bldg., & Modify/Impr existing OC Bldg. to provide for private meeting space and separate restrooms.	\$167,500.

	KY 32-02, Heritage Place	Relocations- Relocate tenants during soil line replacements and kitchen/bath improvements	\$ 15,000.			
	PHA Wide	Admin. Costs-Agency Plan costs & advertising/copying costs to support CFP	\$ 4,000.		Admin. Costs-Agency Plan costs & advertising/copying costs to support CFP	\$ 4,000.
	PHA Wide	Fees & Costs-Hire A&E and Mod Consultants	\$ 39,000.		Fees & Costs-Hire A&E and Mod Consultants	\$ 39,000.
Total CFP Estimated Cost			\$298,000.			\$347,800.

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

Activities for Year : _2005_ (YEAR 4) FFY Grant: 501-05 PHA FY: 1/2005			Activities for Year: 2006__ (YEAR 5) FFY Grant: 501-06 PHA FY: 1/2006		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
KY 32-01, Rawcel Heights	Dwelling Structures-Replace all interior doors, door jams and passage locks, replace storm doors w/screen doors w/security screens & add 6 inches addt'l insulation.	\$ 64,455.	KY 32-01, Rawcel Heights	Dwelling Structures-Kitchen upgrades to include new water closets, lavatories and bath room accessories, replace BR & hallway light fixtures, replace kitchen, DR, bathroom and laundry room fixtures w/fluorescent fixtures, develop 2 units to accommodate those w/hearing/sight needs, replace gutters & downspouts and place new concrete in 15 bldgs foundations with broken CMUs.	\$ 67,320.
			KY 32-01, Rawcel Heights	Non-Dwelling Structures-Replace all OCM Bldg. windows & doors w;/energy efficient ones & replace gutters & downspouts there.	\$ 10,900.

KY 32-03, Triplett View	Dwelling Structures-Replace all interior doors, jams and passage locks, retrofit existing windows w/security half screens and 6 inches add'l insulation (achieve R-36).	\$ 73,760.	KY 32-01, Rawcel Heights	Site Improvements-Replace VCP sanitary sewers from bldgs to sidewalks, replace RCP storm pipe w/ galvanized corrugated metal pipe, and clean out debris from culverts, and grade, feed and mulch disturbed lawn areas. Relocations-relocate tenants during sewer replacements	\$ 28,600. \$ 9,000.
			KY 32-02, Heritage Place	Dwelling Structures-replace gutters & downspouts. Site Improvements-improve parking by adding new asphalt and striping parking locations	\$ 11,100. \$ 8,600.
KY 32-04, Divide Hill	Dwelling Structures- Replace all interior doors, jams and passage locks & upgrade kitchens by replacing/adding wall & base cabinets, soffits, range hoods, grease shields and sinks.	\$167,110.	KY 32-03, Triplett View	Dwelling Structures-replace gutters & downspouts, install vinyl soffits on bldg breezeways. Site Improvements-add 3 inches of new bark to Tot Lot	\$ 17,200. \$ 800.
			KY 32-04, Divide Hill	Dwelling Structures-Upgrade Baths with new water closets, lavatories, bathtubs, tub surrounds, medicine cabinets, exhaust fans, and in 4 handicap units add grab bars, replace porch light w/ new photo electric fixtures w/vandal proof lens, and replace interior lighting fixtures throughout. Site Improvements-Instal new Modular Climber and 3 inches add'l bark in Tot lot.	\$ 53,480. \$ 6,400.

PHA Wide	Admin.-Agency Plans and advertising and copying support for CFP.	\$ 4,000.	PHA Wide	Admin.-Agency Plans and advertising and copying support for CFP.	\$ 4,000.
PHA Wide	Fees & Costs-hire A&E and Mod Consultant	\$ 39,000.	PHA Wide	Fees & Costs-hire A&E and Mod Consultant	\$ 39,000.
			PHA Wide	Dwelling Equipment-purchase refrigerators, ranges and hot water heaters as necessary.	\$ 48,000.
			PHA Wide	Non-Dwelling Equipment-upgrade computer hardware & software, replace copy machine, office furniture, purchase maintenance truck or addt'l equipment.	\$ 53,600.
Total CFP Estimated Cost		\$348,325.			\$358,000.

Annual Statement/Performance and Evaluation Report Attachment G.

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part I: Summary

PHA Name: Housing Authority of Morehead	Grant Type and Number KY36P03290999 Capital Fund Program Grant No: 909-99 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY 1999
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/01
 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				
4	1410 Administration	\$ 7,500.		\$ 7,500.	\$ 7,500.
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 38,000.		\$ 38,000.	\$ 33,500.
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 84,061.		\$ 84,061.	\$ 35,430.
10	1460 Dwelling Structures	\$151,324.		\$151,324.	\$151,324.
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 3,995.		\$ 3,995.	\$ 3,995.
12	1470 Nondwelling Structures	\$ 67,778.		\$ 67,778.	\$ 58,652.
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)	\$352,658.		\$352,658.	\$290,401.
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of Morehead		Grant Type and Number CFP KY36P03290999 Capital Fund Program Grant No: 909-99 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA - Wide	Admin.-CIAP Coordinator	1410	1	\$ 7,500.		\$ 7,500.	\$ 7,500.	Discontinued
PHA - Wide	Fees & Costs-Employ A&E	1430	1	\$ 20,000.		\$ 20,000.	\$ 20,000.	Ongoing
PHA - Wide	Fees & Costs-Employ Mod Consultant	1430	1	\$ 18,000.		\$ 18,000.	\$ 13,500.	Ongoing
KY 32-01	Dwelling Structures-Replace Roofs, Hot Water Htrs., Smoke Detectors & Install New Door Lock Sets	1460	30 Units	\$ 75,300.		\$ 75,300.	\$ 75,300.	Completed
KY 32-02	Site Improvements-Replace Sidewalks	1450	Various	\$ 2,362.		\$ 2,362.	\$ 2,362.	Completed
KY 32-02	Dwelling Structures-Install New Door Lock Sets	1460	100 Units	\$ 23,000.		\$ 23,000.	\$ 23,000.	Completed
KY 32-02	Non-Dwelling Structures-Install New door on OCM Bldg.	1470	1	\$ 350.		\$ 350.	\$ 350.	Completed
KY 32-03	Site Improvements-demolish 22 concrete sets, repair stairs, repair & paint all steel pieces, install new pipe, and seal & stipe asphalt parking areas	1450	Various	\$ 32,125.		\$ 32,125.	\$ 18,837.	Ongoing
KY 32-03	Dwelling Structures-Replace Smoke Detectors	1460	52 units	\$ 17,500.		\$ 17,500.	\$ 17,500.	Completed
KY 32-03	Non-Dwelling Structures-reroof OCM Bldg. replace OCM Bldg. door, Replace OCM Floor Tile & Construct new 30x30 Brick Maintenance Bldg.	1470	Various	\$ 55,428.		\$ 55,428.	\$ 46,302.	Ongoing

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

PHA Name: Housing Authority of Morehead	Grant Type and Number KY36P03250100 Capital Fund Program Grant No: 501-00 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY2000
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6-30-01 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				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 39,000.		\$ 39,000.	\$ 17,358.
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$299,015.		\$299,015.	\$ 97,853.
11	1465.1 Dwelling Equipment— Nonexpendable	\$ 27,000.		\$ 1,035.	\$ 1,035.
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)	\$365,015.		\$338,015.	\$116,246.
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	\$119,000.			

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

PHA Name: Housing Authority of Morehead	Grant Type and Number KY36P03250101 Capital Fund Program Grant No: 501-01 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	\$ 6,000.		\$ 5,500.	-0-
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 40,000.		\$ 39,000.	-0-
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 48,128.		-0-	-0-
10	1460 Dwelling Structures	\$278,400.		-0-	-0-
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$372,528.		\$ 44,500.	-0-
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	\$ 80,000.			

Attachment I. Report on Meeting the Five-Year Plan Goals & Objectives

Second Year (FY begin 1-1-2001) GOALS AND OBJECTIVES are as below. The actual accomplishments or facts are show below in **ALL BOLD CAPITAL LETTERS IMMEDIATELY FOLLOWING THE APPLICABLE GOAL/OBJECTIVE.**

1. Two of every five new residents will be selected from the extremely low (i.e., 30% and below) income range of applicants for Housing Authority of Morehead projects. **THE HAM ACTUALLY ADMITTED 62% (43 OF 69) NEW ADMISSIONS WERE OF THIS INCOME RANGE DURING THE 12 MONTHS ENDED MAY 31, 2001.**
2. HAM will attempt to improve living condition by undertaking capital improvements within its financial means. Each year, to the extent that capital and operating funds are available, necessary and/or meaningful capital improvements will be undertaken. For example, beginning January 1, 2001, the HAM will fund and complete any remaining aspects of the central air conditioning and new furnace installations at KY 32-02 (Heritage Place). Further to the extent of available Capital Funds, we hope to do kitchen renovations, i.e., new cabinets, countertops, sinks, soffits, grease shields, and rangehoods also at KY 32-02. **ACTUAL FUNDING FOR THE FFY2001 CFP WAS IN THE AMOUNT OF \$372,528. THIS AMOUNT WILL BE USED TO RENOVATE BOTH KITCHENS AND BATHROOMS, PLUS REPLACE THE SOIL WASTE LINES IN ALL 40 ONE-BEDROOM UNITS AT HERITAGE PLACE. AT THIS WRITING AN ARCHITECT HAS BEEN DIRECTED TO PROCEED WITH THE DESIGN AND ADVERTISEMENT TO ACCOMPLISH THIS WORK (ACTUAL WORK ON WHICH MAY BE STARTED IN THE LATE FALL OF CY2001.) ADDITIONALLY, FFY2000 CFP ARE BEING USED TO INSTALL CENTRAL AIR CONDITIONING AND NEW FURNACES AT HERITAGE PLACE. THIS WORK IS IN PROGRESS AT THIS WRITING. ADDITONALLY, FFY2000 CFPS ARE BEING USED TO CORRECT THE LONG STANDING DRAINAGE PROBLEM (HILL SIDE RUN OFFS) AT DIVIDE HILL (KY 32-04) AND THIS WORK IS ALSO IN PROGRESS AT THIS WRITING.**
3. Safe and secure housing for all HAM residents will be a continuing goal, which will be measured by resident satisfaction. To help facilitate knowledge and any necessary improvements in this area, meetings between the members of the resident council and the Executive Director and/or Resident Coordinator will be held at least quarterly to discuss applicable issues. The Chief of Police or his designee will also be invited to attend these meetings. Collectively, the HAM, its residents and Police Department will strive to implement necessary changes, corrections and/or measures that are realistic and obtainable within the financial resources available to all parties. Should additional outside funding be necessary, the HAM will attempt to secure any applicable funding through the HUD Crime Grant Funding mechanism. **NO NEW HUD CUSTOMER SERVICE & SATISFICATION SURVEY RESULTS HAVE BEEN RELEASED, TO THIS DATE, DURING THIS SECOND AGENCY PLANS YEAR. BASED ON COMMENTS FROM THE RESIDENT COUNCIL IT SEEMS THAT THE "SECURITY PROBLEM" THAT EXISTED DURING THE PRIOR YEAR AT TRIPLETT VIEW (KY 32-3) AND DIVIDE HILL (KY 32-4) HAS BEEN ELIMINATED. HAM HAS RENTED A TOTAL OF THREE DWELLING UNITS AT THE TWO SITES/DEVELOPMENTS TO MEMBERS OF LAW ENFORCEMENT AGENCIES. FURTHER, THE LOCAL POLICE DEPARTMENT HAS CONTINUED ITS PATROLLING OF THE PUBLIC HOUSING PROJECTS, PARTICULARLY THESE TWO, IN AN EFFORT TO HELP ALLEVIATE RESIDENT CONCERNS. THE PHA WILL CONTINUE TO SEEK RESIDENT INPUT, THROUGH THE RESIDENT COUNCIL, ON MEANINGFUL AND RESPONSIBLE WAYS OF IMPROVING SECURITY FOR ALL RESIDENTS. AND THROUGH THE RESIDENT COORDINATOR, RESIDENT BOARD AND THROUGH OTHER MEANS (SUCH AS PRINTED FLIERS, NOTICES AND/OR NEWSLETTERS) IT WILL ATTEMPT TO BETTER INFORM ITS RESIDENTS OF MAJOR PLANS AND ACTIVITIES OF THE HAM.**
4. The HAM will strive to assure that each of its Developments, i.e., KY 32-1, Rawcel Heights, KY 32-2, Heritage Place, KY 32-3, Triplett View, and KY 32-4, Divide Hill (AKA C. B. Cornett Manor) resident populations consist, income wise, of families whose incomes are representative of the total characteristics of the HAM in total. This shall be measured by the three income ranges, i.e., those families which income is: a) below 30% of the median family income (MFI) for Rowan County; b) between 30 and 50% of the MFI and c) between 51 and 80 % of the MFI. **THIS OBJECTIVE WAS WRITTEN IN ANTICIPATION THAT HUD'S DECONCENTRATION**

RULE WOULD REQUIRE THE ABOVE. HOWEVER, THE FINAL DECONCENTRATION RULE IS NOT EFFECTIVE ON THE HAM TILL ITS FFY BEGINNING JANUARY 1, 2002. BASED ON DATA NOW AVAILABLE IT APPEARS THAT HAM WILL HAVE TO UTILIZE "SKIP OVER" SELECTION PRACTICES IN ADMITTING NEW RESIDENTS TO KY 32-01 (RAWCEL HEIGHTS) AS THAT IS THE ONLY DEVELOPMENT WHOSE FAMILY INCOME AVERAGES ARE OUTSIDE THE ALLOWABLE 15% VARIANCE FROM THE FAMILY INCOME AVERAGE OF ALL FAMILY (GENERAL OCCUPANCY) DEVELOPMENTS.

5. While not specifically stated as a Goal and/or Objective in its written Plans, the PHA established, through its first year ACOPP revisions, a "goal" to attract more working families to become residents of HAM. **WHILE THE HAM WASN'T QUITE AS SUCCESSFUL IN ATTRACTING WORKING FAMILIES TO MOVE INTO ITS DEVELOPMENTS DURING THE SECOND AGENCY PLANS' YEAR AS THE FIRST (WHEN SEVENTEEN (17), OR 30.4%, OF THE FIFTY-SIX (56) NEW ADMISSIONS WERE WORKING FAMILIES), IT DID ATTRACT 6 OF 69 (OR 9%) DURING THE 12 MONTH PERIOD ENDED MAY 31, 2001. NEVERTHELESS, HAM HAS BEEN EFFECTIVE IN RETAINING THOSE WORKING FAMILIES ADMITTED. FIVE (5) OF THE SIX (6) WORKING FAMILIES WERE STILL IN RESIDENCY AT THE END OF MAY 2001.**