

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

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004

Annual Plan for Fiscal Year 2001

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Kokomo, Indiana

PHA Number: IN007

PHA Fiscal Year Beginning: 01/2001

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
- PHA local 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
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the 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)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. 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. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is:

The Housing Authority of the City of Kokomo will proactively and efficiently work for the betterment of our community by providing clean, safe, affordable housing; training; and opportunities for personal growth to eligible individuals and families regardless of race, color, religion, national origin, sex, familial status, and disability.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

1. Increase Revenues

Annual PHA Plan
PHA Fiscal Year 2000

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

We will continue to focus on our oldest development, IN7-1 Garden Square Apartments, previously known as Gateway Gardens. We have begun Phase I of a comprehensive five (5) year revitalization program that includes new windows, porches, siding, etc. The apartments will be aggressively marketed to attract a mix of higher income families. Changing the image of this sixty-one (61) year old development is one of our goals, and, is a sound approach towards increasing revenue..

As a part of the new image for Garden Square, we will make a good faith effort to change the profile of the typical public housing resident by replicating the Family Self- Sufficiency model that has been successful for the Section Eight families. Through programming developed under the Drug Elimination Program, we have begun to see more resident participation development activities. Additionally, the almost 50% reduction in drug-related offenses is evident. We believe that this has been accomplished by utilizing the outstanding Neighborhood Directed Policing Program operated by the city of Kokomo, and the additional services contracted for that extend beyond the Cooperation Agreement.

Our commitment to provide affordable housing extends, not only to rental housing, but also to homeownership. We are supportive of current residents who have an interest in owning the scattered site houses they currently live in and we have contracted with Azusa, a Community Development Corporation, to assist us in developing a Homeownership Program. Our Needs Statement reflects that 3-BR, as well as 1-BR housing is in demand.

We will use monies from a bond refunding agreement, to partially address this need. As planning with local government moves forward, we fully expect to accomplish the goal of developing additional affordable housing for persons of low income within the next five (5) years..

Training resources available in the community will be utilized on an on-going basis. The Computer Center, Homework Club and mentoring program, which is located in our largest family development, will be continued and/or expanded in other developments.

The Kokomo Housing Authority is committed to excellence in every facet of our operation. The Mayor, Board of Commissioners, Management, and Staff, all work towards the complete fulfillment of the mission of this agency.

iii. Annual Plan Table of Contents

[24 CFR Part 903.79 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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28. Attachment I (Membership of the Resident Advisory Board)	I1

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. Note: 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.

Required Attachments:

- FY 2001 Capital Fund Program Annual Statement and 5-Year Action Plan
(Included in Plan Text)
- Brief Statement of the PHA's Progress in meeting the mission and goals described in the 5-Year Plan **(Attachment A)**
- Definitions for Substantial Deviation and Significant Modification or Amendment **(Attachment B)**
- FY 2001 Public Housing Drug Elimination Program (PHDEP) Plan **(Attachment C)**
- Description of Policy for Administration of the Community Service and Economic Self-Sufficiency Requirements for Public Housing Residents **(Attachment D)**
- Statement regarding PHA Policy for Pet Ownership **(Attachment E)**
- Follow-up Plan for the Customer Service and Satisfaction Survey **(Attachment F)**
- Assessment of Site-Based Waiting List Development Demographic Changes **(Attachment G)**
- Resident Membership of the PHA Governing Board **(Attachment H)**
- Membership of the Resident Advisory Board **(Attachment I)**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) **(See Plan text)**

Other (List below, providing each attachment name)

Supporting Documents Available for Review

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	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: 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	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) 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), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public housing rent determination policies, including the methodology 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
	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" 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	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" 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 the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	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
	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	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	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
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Policy for Administration of the Community Service and Economic Self-Sufficiency Requirements for Public Housing	Annual Plan: Community Service & Self-Sufficiency
X	Pet Policy	Annual Plan: Pets
X	Follow-up Plan for Customer Service and Satisfaction Survey	Annual Plan: Other

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	76%	5	4	3	1	2	2
Income >30% but <=50% of AMI	63%	5	4	3	1	2	2
Income >50% but <80% of AMI	18%	3	1	2	1	2	2
Elderly	12%	5	4	2	4	1	1
Families with Disabilities	14%	5	5	3	4	2	3
Race/Ethnicity	N/A						

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance (KOKOMO, INDIANA)			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	171		108
Extremely low income <=30% AMI	146	85.4%	
Very low income (>30% but <=50% AMI)	24	14.0%	
Low income (>50% but <80% AMI)	1	0.6%	
Families with children	117	68.4%	
Elderly families	5	2.9%	
Families with Disabilities	16	9.4%	
RACE/ETHNICITY			
White	112	65.5%	
African/American	57	33.3%	
American Indian	2	1.8%	
Hispanic	4	1.8%	
Non-Hispanic	168	98.2%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 5			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance **(WABASH, INDIANA)**
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	8		12
Extremely low income <=30% AMI	7	67%	
Very low income (>30% but <=50% AMI)	1	33%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	5	53%	
Elderly families	0	0%	
Families with Disabilities	2	0%	
RACE/ETHNICITY			
White	7	87.5%	
Asian/Pacific Island	1	12.5%	
Hispanic	0	0%	
Non-Hispanic	8	100%	

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	82		196
Extremely low income <=30% AMI	74	90.2%	
Very low income (>30% but <=50% AMI)	8	9.8%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	28	34.1%	
Elderly families	9	9.8%	
Families with Disabilities	15	17.1%	
RACE/ETHNICITY			
White	50	61.0%	
African American	32	39.0%	
Hispanic	1	1.2%	
Non-Hispanic	81	98.8%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	49	59.7%	58
2 BR	14	17.1%	117
3 BR	16	19.5%	20
4 BR	3	3.7%	1

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

C. Strategy for Addressing 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**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available

Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.79 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2001 grants)		
a) Public Housing Operating Fund	\$1,078,670	
b) Public Housing Capital Fund	\$ 916,142	
c) HOPE VI Revitalization	\$ 0	
d) HOPE VI Demolition	\$ 0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$3,262,528	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$ 128,365	
g) Resident Opportunity and Self-Sufficiency Grants	\$ 34,586	
h) Community Development Block Grant	\$ 0	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
i) HOME	\$ 0	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Public Housing Drug Elimination Grant	\$ 42,288	PH Safety/Security
Comprehensive Grant Program	\$ 964,628	PH Capital Improvements
3. Public Housing Dwelling Rental Income	\$ 673,930	PH Operations
4. Other income (list below)		
Interest	\$ 48,000	Section 8 Supportive Services
Interest	\$ 12,000	PH Operations
Tenant Charges	\$ 41,400	PH Operations
Laundry Income	\$ 13,560	PH Operations
Vending, Pay Phone, Misc.	\$ 1,650	PH Operations
4. Non-federal sources (list below)		
Alliance with Indiana Grant	\$ 2,500	PH Supportive Services
Total resources	\$7,220,247	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: At time of application

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. 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 subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? 7

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? 7

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists? 3

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)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:
- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
- In what circumstances will transfers take precedence over new admissions? (list below)
- Emergencies
 - Overhoused
 - Underhoused
 - Medical justification
 - Administrative reasons determined by the PHA (e.g., to permit modernization work)
 - Resident choice: (state circumstances below)
Hardship
 - Other: (list below)
- c. Preferences
1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection (5) Occupancy)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - Welfare to work
 - Family unification

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

#6 Date and Time

Former Federal preferences:

- #2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- #1 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- #5 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
- #4 Family unification
- #3 Welfare to work

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)
 - Occupancy Rules and Regulations
 - Garden Square Apartments (aka Gateway Gardens) Rules and Regulations
 - Dunbar Court Rules and Regulations
 - Terrace Tower Rules and Regulations
 - Civic Center Tower Rules and Regulations
 - Pine Valley Apartments Rules and Regulations
 - Scattered Site Rules and Regulations
 - Superior Street Apartments Rules and Regulations

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

Adoption of site-based waiting lists
If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
 List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 Criminal and drug-related activity, more extensively than required by law or regulation
 More general screening than criminal and drug-related activity (list factors below)
 Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
 Federal public housing
 Federal moderate rehabilitation
 Federal project-based certificate program
 Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance?
(select all that apply)

- PHA main administrative office
 Other (list below)

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

1. If family is unable to locate suitable unit
2. Families with special needs

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
 Veterans and veterans' families

- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - Welfare to work
 - Family unification

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

#6 Date and Time

Former Federal preferences

- #2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 - Victims of domestic violence
 - Substandard housing
 - Homelessness
 - High rent burden

Other preferences (select all that apply)

- #1 Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- #5 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - #3 Welfare to work
 - #4 Family unification

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application

Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
 The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
 Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
 Briefing sessions and written materials
 Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
 Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA’s income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. **Use of discretionary policies:** (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly

income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

- (a) Evidence that the family has exhausted all efforts to obtain assistance from community resources, (id est., United Way Information and Referral, Township Trustee, Rescue Mission, Salvation Army, etc.).
- (b) Evidence that the family is in the process of establishing Public Assistance and/or Social Security Disability, (id est., statement from Social Security/Indiana Social Security, State Welfare for Howard County/Wabash County, or Attorney showing that their application is being processed.)
- (c) Evidence that family has been denied disability (denial letter) by Social Security, even though a physician's statement indicates a physical or emotional disability is present.
- (d) The family would be evicted as a result of the imposition of the minimum rent requirement.
- (e) The income of the family has decreased because of changed circumstances, including:
- (1) Loss of employment
 - (2) Death in the family
 - (3) Other circumstances as determined by the PHA

or HUD

c: Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

Yes for all developments

Yes but only for some developments

No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in Income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR (**Kokomo, IN**)
- Above 100% but at or below 110% of FMR (**Wabash, IN**)
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25

\$26-\$50

b. Yes No Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

- (1) Evidence that the family has exhausted all efforts to obtain assistance from community resources, (id est., United Way Information and Referral, Township Trustee, Rescue Mission, Salvation Army, etc.).
- (2) Evidence that the family is in the process of establishing Public Assistance and/or Social Security Disability, (id est., statement from Social Security/Indiana Social Security, State Welfare for Howard County/Wabash County, or Attorney showing that their application is being processed.)
- (3) Evidence that family has been denied disability (denial letter) by Social Security, even though a physician's statement indicates a physical or emotional disability is present.
- (4) The family would be evicted as a result of the imposition of the minimum rent requirement.
- (5) The income of the family has decreased because of changed circumstances, including:
 - (a) Loss of employment
 - (b) Death in the family
 - (c) Other circumstances as determined by the PHA or HUD

5. Operations and Management

[24 CFR Part 903.79 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
 PHA development management offices
 Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number IN36P00750101 FFY of Grant Approval: (2001)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	0
2	1406 Operations	0
3	1408 Management Improvements	\$65,000.00
4	1410 Administration	\$91,646.00
5	1411 Audit	0
6	1415 Liquidated Damages	0
7	1430 Fees and Costs	\$5,000.00
8	1440 Site Acquisition	0
9	1450 Site Improvement	\$24,715.00
10	1460 Dwelling Structures	\$686,342.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$12,000.00
12	1470 Nondwelling Structures	0
13	1475 Nondwelling Equipment	\$5,000.00
14	1485 Demolition	0
15	1490 Replacement Reserve	0
16	1492 Moving to Work Demonstration	0
17	1495.1 Relocation Costs	0
18	1498 Mod Used for Development	0
19	1502 Contingency	\$26,761.00
20	Amount of Annual Grant (Sum of lines 2-19)	\$916,464.00
21	Amount of line 20 Related to LBP Activities	0
22	Amount of line 20 Related to Section 504 Compliance	\$4,000.00
23	Amount of line 20 Related to Security	\$30,000.00
24	Amount of line 20 Related to Energy Conservation Measures	0

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
IN 7-1 Garden Square Apartments	Revitalization (Phase 3/5) Windows, Vinyl Siding, etc. (3 bldgs.)(30 units) Apts. F1-F30	1460	\$215,341.99
	Landscaping/Trash Enclosure Repair for Apts. F1-F30	1450	\$ 10,800.00
	Site Lighting	1450	\$ 13,915.00
	Interior Plumbing (Phase 7/9) Apts. A31-A36, C17-C20, F31-F36 (3 bldgs.) (16 units)	1460	\$ 88,000.00
	Floor Tile (Phase 3/5) Apts. E-7-E22, F7-F30 (4 bldgs.)(40 units)	1460	\$ 75,000.00
IN 7-3 Terrace Tower	Replace Windows	1460	\$ 72,000.00
IN 7-4 Civic Center Tower	Heat Pump Replacement	1460	\$ 15,000.00
IN 7-5 Pine Valley Apartments	Replace Roofs (Phase 2/2)	1460	\$140,000.00
	Kitchen Cabinets/Dining Room Lighting (Phase 1/3)	1460	\$ 35,000.00
IN 7-7 Scattered Sites	Siding Replacement (2 houses)	1460	\$ 10,000.00
	Furnace Replacement (2 houses) <i>Force Account Labor</i>	1460	\$ 2,500.00
	Window Replacement (3 houses)	1460	\$ 15,000.00
	Flooring Replacement (1 house)	1460	\$ 2,000.00
IN 7-8 Scattered Sites	Furnace Replacement (2 houses) <i>Force Account Labor</i>	1460	\$ 2,500.00
	Window Replacement (2 houses)	1460	\$ 10,000.00
	Flooring Replacement (1 house)	1460	\$ 2,000.00
PHA-Wide	Section (504) Upgrades	1460	\$ 2,000.00
	Section (504) Upgrades	1465	\$ 2,000.00
	Computer Hardware	1475	\$ 5,000.00
	Replacement Refrigerators (25)	1465	\$ 10,000.00
	Security by Local Law Enforcement	1408	\$ 30,000.00
	Staff Professional Development	1408	\$ 10,000.00
	Subsidize Child Care Provider	1408	\$ 5,000.00
	Resident Training	1408	\$ 15,000.00
	Computer Software	1408	\$ 5,000.00
	Administration	1410	\$ 91,646.00
	Fees and Costs	1430	\$ 5,000.00
Contingency	1502	\$ 26,761.01	
Total			\$916,464.00

Annual Statement**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
IN 7-1 Garden Square Apartments	3/31/2003	9/30/2004
IN 7-2 Dunbar Court	3/31/2003	9/30/2004
IN 7-3 Terrace Tower	3/31/2003	9/30/2004
IN 7-4 Civic Center Tower	3/31/2003	9/30/2004
IN 7-5 Pine Valley Apartments	3/31/2003	9/30/2004
IN 7-7 Scattered Sites	3/31/2003	9/30/2004
IN 7-8 Scattered Sites	3/31/2003	9/30/2004
IN 7-9 Superior Street Apartments	3/31/2003	9/30/2004
PHA-Wide Management Improvements	3/31/2003	9/30/2004

5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IN36P007001	Garden Square Apartments			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Revitalization (Phase 4/5) Windows, Vinyl Siding, Lighting, etc., Apts. B7-B22 and E7-E22 (4 bldgs.)(32 units)			\$ 294,178.44	2002
Revitalization (Phase 4/5) Landscaping/Trash Enclosure Repair (4 bldgs)			\$ 14,400.00	2002
Floor Tile (Phase 4/5) Apts. A7-A30 and B7-B22 (4 bldgs.)(40 units)			\$ 75,000.00	2002
Interior Plumbing Replacement (Phase 8/9) Apts. D1-D16 (2 bldgs.) (16 units)			\$ 88,000.00	2002
Revitalization (Phase 5/5) Windows, Vinyl Siding, Lighting, etc., Apts. A1-A30, C1-C16, D1-D16 (7 bldgs.)(62 units)			\$ 520,018.81	2003
Revitalization (Phase 5/5) Landscaping/Trash Enclosure Repair (7 bldgs.)			\$ 25,200.00	2003
Revitalization (Phase 5/5) Fencing			\$ 24,643.00	2003
Interior Plumbing Replacement (Phase 9/9) Apts. A1-A6 and C7-C16 (2 bldgs.)(14 units)			\$ 77,000.00	2003
Water Heaters			\$ 10,200.00	2003
Floor Tile (Phase 5/5) Apts. C1-C16, D1-D16 (4 bldgs.)(32 units)			\$ 70,000.00	2004
Tree Trimming			\$ 3,500.00	2004
Heating System Upgrades			\$ 45,000.00	2004
Basement Door Enclosures			\$ 25,000.00	2004
Roof Replacement (Phase 1/3)			\$ 125,000.00	2005
Replace Storm Doors (Phase 1/3)			\$ 30,000.00	2005
Replace Interior Doors (Phase 1/3)			\$ 60,000.00	2005
Door Bells			\$ 25,000.00	2005
Total estimated cost over next 5 years			\$1,512,140.25	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IN36P007002	Dunbar Court			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Landscaping			\$ 2,000.00	2004
Tree Trimming			\$ 1,000.00	2004
Parking Lot			\$ 7,000.00	2005
Re-glaze Bathtubs			\$ 9,600.00	2005
Add Porch Roofs			\$ 12,000.00	2005
Sidewalk Repair			\$ 3,000.00	2005
Total estimated cost over next 5 years			\$ 34,600.00	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IN36P007003	Terrace Tower			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Bathtubs			\$ 30,000.00	2003
Replace Fuel Tank for Generator			\$ 10,000.00	2003
Elevator Upgrade			\$ 15,000.00	2004
Replace Patio Doors			\$ 140,000.00	2004
Tree Trimming			\$ 1,000.00	2004
Landscaping			\$ 10,000.00	2005
Repave Driveway and Parking Lot			\$ 35,000.00	2005
Balcony repairs/Tuckpointing			\$ 25,000.00	2005
Repair Stairwell Masonry			\$ 5,000.00	2005
Replace Plumbing Stack Shutoff Valves			\$ 8,000.00	2005
Paint Corridors			\$ 20,000.00	2005
Replace Building Entrance Doors			\$ 10,000.00	2005
Total estimated cost over next 5 years			\$ 309,000.00	

IN36P007003/ CMB	Central Maintenance Building		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Increase Storage Area			\$ 30,000.00
Heating/AC Upgrade			\$ 10,000.00
Roof Replacement			\$ 15,000.00
Flooring Replacement-Walnut Room			\$ 1,500.00
Parking Lot			\$ 20,000.00
Landscaping			\$ 2,000.00
Total estimated cost over next 5 years			\$ 78,500.00

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IN36P007004	Civic Center Tower		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Replace Fuel Tank for Generator			\$ 10,000.00
Elevator Upgrade			\$ 15,000.00
Parking Lot			\$ 35,000.00
Tree Trimming			\$ 1,000.00
Landscaping			\$ 2,000.00
Paint Corridors			\$ 20,000.00
Repair Stairwell Masonry			\$ 5,000.00
Replace Building Entrance Doors			\$ 10,000.00
Total estimated cost over next 5 years			\$ 98,000.00

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IN36P007005	Pine Valley			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Kitchen Cabinets/Dining Room Lighting (Phase 2 of 3)			\$ 35,000.00	2002
Kitchen Cabinets/Dining Room Lighting (Phase 3 of 3)			\$ 35,000.00	2003
Window Replacement (Phase 1/2) 75%			\$ 120,000.00	2004
Patio Door Replacement (Phase 1/2) 75%			\$ 120,000.00	2004
Landscaping			\$ 5,000.00	2004
Tree Trimming			\$ 3,500.00	2004
Window Replacement (Phase 2/2) 25%			\$ 40,000.00	2005
Patio Door Replacement (Phase 2/2) 25%			\$ 40,000.00	2005
Storage Building			\$ 10,000.00	2005
Repair and Stain Fence			\$ 20,000.00	2005
Repair/Replace Concrete Patio			\$ 13,000.00	2005
Re-glaze Bathtubs/Replace Ceramic Tile w/Fiberglass Tub Surround			\$ 60,000.00	2005
Replace Vanities			\$ 25,000.00	2005
Total estimated cost over next 5 years			\$ 526,500.00	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IN36P007007	Scattered Sites			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Roof Replacement (1 house)			\$ 6,000.00	2004
Furnace Replacement (1 house)			\$ 1,250.00	2004
Window Replacement (1 house)			\$ 5,000.00	2004
Flooring Replacement (1 house)			\$ 2,000.00	2004
Siding Replacement (1 house)			\$ 5,000.00	2004
Landscaping			\$ 5,000.00	2004
Tree Trimming			\$ 3,000.00	2004
Driveway/Sidewalk Repair or Replacement			\$ 6,000.00	2005
Replace Kitchen Cabinets			\$ 14,000.00	2005
Total estimated cost over next 5 years			\$ 47,250.00	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IN36P007008	Scattered Sites			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Roof Replacement (1 house)			\$ 6,000.00	2004
Furnace Replacement (1 house)			\$ 1,250.00	2004
Window Replacement (1 house)			\$ 5,000.00	2004
Flooring Replacement (1 house)			\$ 2,000.00	2004
Landscaping			\$ 5,000.00	2004
Tree Trimming			\$ 3,000.00	2004
Driveway/Sidewalk Repair or Replacement			\$ 4,000.00	2005
Replace Kitchen Cabinets			\$ 10,000.00	2005
Total estimated cost over next 5 years			\$ 36,250.00	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IN36P007009	Superior Street Apartments			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Landscaping			\$ 1,000.00	2004
Total estimated cost over next 5 years			\$ 1,000.00	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
	PHA-Wide			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Section (504) Dwelling Construction			\$ 2,000.00	2002
Section (504) Dwelling Equipment			\$ 2,000.00	2002
Replacement Refrigerators (25 units)			\$ 10,000.00	2002
Computer Hardware			\$ 100,000.00	2002
Computer Software			\$ 40,000.00	2002
Security by Local Law Enforcement			\$ 80,000.00	2002

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
	PHA-Wide		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Staff Professional Development			\$ 12,000.00
Resident Training			\$ 15,000.00
Administration			\$ 91,646.00
Fees and Costs			\$ 12,000.00
Computer Hardware			\$ 5,000.00
Computer Software			\$ 5,000.00
Staff Professional Development			\$ 12,000.00
Resident Training			\$ 15,000.00
Administration			\$ 91,646.00
Fees and Costs			\$ 12,000.00
Section (504) Dwelling Construction			\$ 2,000.00
Section (504) Dwelling Equipment			\$ 2,000.00
Computer Hardware			\$ 5,000.00
Computer Software			\$ 5,000.00
Ride Behind Lawn Mowers			\$ 7,000.00
Security by Local Law Enforcement			\$ 85,000.00
Staff Professional Development			\$ 12,000.00
Resident Training			\$ 10,000.00
Administration			\$ 91,646.00
Fees and Costs			\$ 30,000.00
Section (504) Dwelling Construction			\$ 2,000.00
Section (504) Dwelling Equipment			\$ 2,000.00
Computer Hardware			\$ 5,000.00
Computer Software			\$ 5,000.00
Staff Professional Development			\$ 12,000.00
Resident Training			\$ 10,000.00
Administration			\$ 91,646.00
Fees and Costs			\$ 10,000.00
Total estimated cost over next 5 years			\$ 892,584.00

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

Applicability of sub-component 7B: 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.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

- Yes No: d) 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:

- Yes No: e) 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:

8. Demolition and Disposition

[24 CFR Part 903.79 (h)]

Applicability of component 8: 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 component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)	
5. Number of units affected:	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Projected end date of activity:	

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only

families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	(DD/MM/YYYY)
5. Number of units affected:	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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 component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

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, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

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 below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size? If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. NA Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. NA Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component.
High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at Attachment (File name)

Provided below:

The Resident Advisory Board was involved in the entire process of developing the Plan and were in attendance at all planning sessions. Any comments or suggestions were considered during the planning process. The Resident Advisory Board expressed their satisfaction with the final plan.

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

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

The resident who serves on the Board was appointed by the Mayor, as are all members of the Board of Commissioners.

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. 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: City of Kokomo, Indiana
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 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: (describe below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

- A. Brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan**
- B. Definitions of Substantial Deviation and Significant Modification or Amendment**
- C. Public Housing Drug Elimination Grant Application**
- D. Statement regarding implementation of Community Service Requirement for Public Housing Residents**
- E. Statement regarding PHA Policy on Pet Ownership in Public Housing**
- F. Follow-Up Plan for RASS**
- G. Assessment of Site-Based Waiting List Development Demographic Changes**
- H. Resident Membership of the PHA Governing Board**
- I. Membership of the Resident Advisory Board**

ATTACHMENT A

**Brief Statement of the PHA's Progress in Meeting the Mission
and Goals Described in the 5-Year Plan:**

Please refer to the Executive Summary in the PHA Plan.

ATTACHMENT B

**Amendment or Modification of the 5-Year Plan
and Annual Statement**

After submitting the 5-Year Plan or Annual Plan to HUD, PHA policies, rules, regulations, or other aspects of the plan may be amended or modified. If the amendment or modification is a significant amendment or modification, the amendment or modification may only be adopted after meeting the full public process, RAB review, and HUD approval, in accordance with the Final Rule, 24 CFR Part 903.

- I.** Basic criteria PHA will use for determining:
 - A.** Substantial deviation from 5-Year Plan
 - 1. Modification of the Annual Plan to include an item that was already set forth in the 5-Year Plan
 - 2. Changes adopted to reflect changes in HUD regulatory requirements
 - B.** Significant amendment or modification to the 5-Year Plan and Annual Plan
 - 1. Changes to rent or admissions policies or organization of the waiting list;
 - 2. Additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund;
 - 3. Additions of new activities not included in the current PHDEP Plan; and
 - 4. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

A. Amount of PHDEP Grant \$128,365.00

B. Eligibility type (Indicate with an “x”) N1 _____ N2 _____ R X

C. FFY in which funding is requested 2001

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

PHDEP Plan incorporates a three part strategy: (1) reimbursement of local law enforcement by deploying uniformed police officers to each community (2) drug abuse prevention/education/training for parents and youth by addressing issues related to drug abuse, self-esteem, violence prevention and family enrichment, youth and adult mentoring and (3) youth services.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Garden Square Apartments	175	354
Pine Valley Apartments	100	222
Civic Center Towers	103	107
Terrace Towers	103	107
Scattered Sites	45	171
Superior Street Apartments	4	14
Dunbar Court	24	56

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

6 Months _____ 12 Months X 18 Months _____ 24 Months _____ Other _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995					
FY 1996					
FY 1997					
FY 1998	\$160,800	IN36DEP0070198	\$17,222.42		9-30-00
FY 1999	\$123,167	IN36DEP0070199	\$81,287.98		9-30-01

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences

By incorporating a comprehensive strategy that coordinates law enforcement deterrence with neighborhood team building, drug abuse awareness and education and youth activities designed to promote resistance skills and peer leadership skills, KHA is expecting to achieve reductions in drug related crime, substance abuse and domestic violence. Improvements in educational skills and economic self-sufficiency are also expected.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY 2001 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	\$48,000.00
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	\$5,000.00
9160 - Drug Prevention	\$34,340.00
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	\$41,025.00
TOTAL PHDEP FUNDING	\$128,365.00

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement						Total PHDEP Funding: \$48,000.00	
Goal(s)	Reduction of Drug Related Crime at Targeted Communities.						
Objectives	Law Enforcement Deterrence with Neighborhood Team Building						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Community Policing			10-01	12-31-02	\$48,000	0	Reduction in Crime
2. Interdiction			10-01	12-31-02		0	Reduction in Crime
3. Covert Surveillance			10-01	12-31-02			Reduction in Crime

9120 - Security Personnel						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9130 - Employment of Investigators						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$ 5,000.00		
Goal(s)		Physical Improvements to Enhance Security					
Objectives		Discourage Drug Related Crime in Family Developments					
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Surveillance Cameras			10-01	12-31-01	\$5,000	0	Reduction in Crime Stats
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$ 34,357.87		
Goal(s)		Provide Education to Prevent Addictive Behaviors and Resistance Skills					
Objectives		Provision of Education to Prevent Addictive Behaviors Through the Provision of Structured Activities					
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Youth Services	100	Youth	10-01	12-31-01	\$12,000	0	Resident Participation
1. Educational Opportunities	100	Adults	10-01	12-31-01	\$7,000	0	Enrollment/Participation
2. Family Support Services	100	Adults	10-01	12-31-01	\$15,340	0	Enrollment/Participation

9170 - Drug Intervention						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9180 - Drug Treatment						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs						Total PHDEP Funds: \$ 41,025.00	
Goal(s)							
PHDEP Coordinator Salary							
Objectives							
Personnel							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Coordinator Salary			1-1-01	12-31-01	\$41,025	0	Evaluation
2.							
3.							

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110		\$48,000.00	Activities 1, 2, 3	\$48,000.00
9120				
9130				
9140				
9150		\$5,000.00	Activity 1	\$5000.00
9160	Activity 1, 2	\$34,340.00	Activity 3	\$34,340.00
9170				
9180				
9190		\$41,025.00	Activity 1	\$41,025.00
TOTAL		\$128,365.00		\$128,365.00

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

ATTACHMENT D

PHA's Implementation of Community Service Requirements

A Policy has been established for the implementation of the program through the combined efforts of Housing Authority Staff and the Resident Advisory Board. It was approved by the Kokomo Housing Authority Board of Commissioners by Resolution No. 2000-10717.

The program will be implemented on January 1, 2001. A written description of the service requirement and the process for claiming status as an exempt person and for Housing Authority verification of such status will be provided to public housing residents. At the time of move-in, public housing residents who are not working and are not exempt will be required to participate in community service activities or an economic self-sufficiency program. For public housing residents who moved in prior to January 1, 2001, the requirements will be implemented at the time of re-certification or lease change. If an individual is blind or disabled, and is claiming exemption, the resident must also certify that because of this disability she or he is unable to comply with the service provisions. A notification of determination, identifying the family members who are subject to the service requirement and the family members who are exempt persons, will be sent to the Head of Household.

Residents who are currently receiving TANF benefits and are in compliance with TANF work activity requirements, will be exempt from participating in this program; however, certification of such compliance will be required from the TANF agency.

A Kokomo Housing Authority employee will be designated to coordinate program. The coordinator will assist participants in fulfilling their community service requirements by referring them to agencies or institutions to become enrolled in an economic self-sufficiency program. Residents who are participating in an economic self-sufficiency program must provide certification from the organization or institution administering the qualifying activities. For participants who choose to do community service work, they may work some or all of their hours at KHA or for other agencies pre-approved by KHA. The coordinator will receive monthly reports so that changes in program participant status can be tracked.

Attachment E

Statement regarding PHA Policy on Pet Ownership in Public Housing

A Policy has been established for the implementation of the program through the combined efforts of Housing Authority Staff and the Resident Advisory Board. It was approved by the Kokomo Housing Authority Board of Commissioners by Resolution No. 99-10681.

The program will be implemented beginning January 1, 2001. All pets will be required to be pre-approved by PHA management and the pet owner must enter into a Pet Agreement with the PHA stating that the tenant acknowledges complete responsibility for the care and cleaning of the pet. Pets must be registered with the PHA in accordance with the Pet Policy before bringing the pet onto PHA premises. Allowable pets will include dogs, cats, birds and fish. No more than one pet will be permitted. Exceptions are fish. Dogs and cats must be spayed or neutered, have all required inoculations and must be licensed as specified now or in the future by State law and local ordinance. The weight limit for an adult dog is 25 pounds.

A non-refundable fee of \$100 for the purpose of defraying all reasonable costs directly attributable to the presence of a dog or cat must be paid prior to the date the pet is properly registered and brought onto PHA property and an annual fee of \$25 is due at recertification.

Persons with disabilities will be excluded from the pet policy if the resident/pet owner certifies (1) that there is a person with disabilities in the household, (2) that the animal has been trained to assist with the specified disability, (3) and that the animal actually assists the person with the disability.

A pet rule violation notice will be served if a determination is made that a resident/pet owner has violated the Pet Policy. The resident/pet owner has three days from the effective date of the service of notice to correct the violation or make written request for a meeting to discuss the violation. The resident/pet owner's failure to correct the violation, request a meeting, or appear at a requested meeting may result in initiation of procedures to terminate the pet owner's tenancy.

If the resident/pet owner and the PHA are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by the PHA, the PHA may serve notice to remove the pet. The notice shall consist of (1) a synopsis of the informal meeting, and (2) a statement that failure to remove the pet may result in the initiation of termination of tenancy procedures

The PHA may initiate procedures for termination of tenancy based on a Pet Policy violation if (1) the pet owner has failed to remove the pet or correct a Pet Policy violation within the

time period specified and (2) the Pet Policy violation is sufficient to begin procedures to terminate tenancy under terms of the lease.

If the health or safety of the pet is threatened by the death or incapacity of the pet owner or by other factors that render the owner unable to care for the pet (includes pets who are poorly cared for or have been left unattended for over 12 hours), the situation will be reported to the responsible party designated by the resident/pet owner.

If the responsible party is unwilling or unable to care for the pet or if the PHA, after reasonable efforts, cannot contact the responsible party, the PHA may contact the appropriate State or local agency and request the removal of the pet.

The PHA will take all necessary steps to insure that pets which become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health or safety of others are referred to the appropriate State or local entity authorized to remove such animals.

KOKOMO HOUSING AUTHORITY
Public Housing Assessment System
RESIDENT SERVICE AND SATISFACTION SURVEY
FOLLOW-UP PLAN
2001 Agency Plan

SAFETY (Score 60.9)

Kokomo Housing Authority employs a Drug Elimination Program Coordinator, whose salary is funded through the PHDEP Grant. His office is located at Gateway Gardens, our oldest and largest family development. His main focus has been Gateway Gardens; however, he is focussing more on Pine Valley, due to a slight increase in police calls at that development. The coordinator works very closely and successfully with the local police department in identifying and acting on drug activity. He holds coffee sips with residents of Gateway Gardens and has been assisting residents to organize an active resident council.

All playgrounds in KHA's family developments have been refurbished within the last year. KHA has also implemented, through the combined efforts of other agencies, several youth programs, which include Boys to Men, Homework Club, and Karate classes. There is also a computer lab available for use by residents of public housing.

Since 1992, KHA has contracted with the Kokomo Police Department (KPD) to provide security services that supplement services already provided under the Cooperation Agreement. These services are provided to all our family developments and high-rises. Police substations were constructed in 1994 at Gateway Gardens and Dunbar Court. KPD periodically holds roll call at Gateway Gardens and they occasionally exercise the drug-sniffing dogs at this development. A monthly report is furnished to the Housing Authority, which includes daily activity reports. KPD has documented an 8% decrease in calls for service at Gateway Gardens over the last year, which we believe is due to the combined efforts of the Kokomo Police Department and the KHA's Drug Elimination Program. The calls for service are down for all Kokomo Public Housing, with the exception of Pine Valley, where arrests and calls for service increased a little bit.

The Housing Authority and the Police Department have an excellent working relationship. KPD provides information to the Housing Authority regarding any police calls made to our properties. They also have input into our modernization planning, especially in the area of lighting. The Housing Authority reports any criminal activity to the police department and also makes available vacant units for surveillance upon request.

Complaints from residents are responded to appropriately. Meetings are often held with residents in an effort to resolve issues. Monthly Coffee Sips are held at our two elderly high-rises, which is attended by management staff. This is an opportunity for residents to talk with KHA Management about any topic they wish.

A keyless entry system was installed at the two elderly high-rises in 1999. A key card is now needed to enter the building. If a card is reported lost or stolen, it is immediately deactivated through computer software. This system has eliminated the possibility of keys being illegally reproduced. Security cameras were also installed in 1999 at the high-rises, which cover all building entrances and the elevators. Anyone entering the building is captured on tape. The Housing Authority is planning to expand the use of security cameras at other developments.

KHA is currently developing an Application Review Committee, which will include both KHA staff and public housing residents. Initially, the Committee will review applications for the two high-rises only, and will focus on suitability of applicants for elderly-designated buildings. If successful, we will consider expanding to the family developments.

NEIGHBORHOOD APPEARANCE (71.0%)

The Kokomo Housing Authority has no abandoned buildings, and maintains a high occupancy rate. Problems, such as broken windows and graffiti are corrected immediately. Pests are exterminated on a regular and as needed basis. Large trash items are picked up every week at our family developments. To ensure that lawns are maintained properly, all grass mowing, except for scattered-site houses, is done by KHA staff. Our properties do not stand out as public housing in our communities.

Neighborhood appearance improvements are also addressed in our 5-Year Capital Fund Program. New siding was installed at Dunbar Court in 1999, and landscaping was also improved. A five-year revitalization project is underway at Garden Square Apartments, which includes replacement of siding, windows, rear porches, and front porch roofs; and will also include landscaping, improved lighting and decorative fencing. Also included in the 5-Year Plan are new windows and sliding glass doors for Terrace Tower, and new windows and patio doors for Pine Valley.

This summer, in an effort to beautify our properties and to involve the residents, free flowers were offered to all residents of public housing family communities and scattered-site houses. Prizes were given for the best yard in each community and a grand prize was awarded for the best overall yard.

Attachment G

**ASSESSMENT OF SITE-BASED WAITING LIST DEVELOPMENT
DEMOGRAPHIC CHANGES**

Data as of May 31, 1999 (prior to implementation of site-based waiting lists)

Site	% Minorities	% Hispanic	% Non-Hispanic	% Elderly/Disabled
Garden Square Apartments (IN 7-1) 176 Units (156 occupied)	27	4	96	26
Dunbar Court (IN 7-2) 24 Units (23 occupied)	65	4	100	39
Terrace Tower (IN 7-3) 103 Units (100 occupied)	13	0	100	95
Civic Center Tower (IN 7-4) 103 Units (102 occupied)	20	0	100	94
Pine Valley (IN 7-5) 100 Units (93 occupied)	31	5	98	14
Scattered Sites (IN 7-7) 25 Units (25 occupied)	52	0	100	4
Scattered Sites (IN 7-8) 20 Units (19 occupied)	42	11	90	5
Superior Street (IN 7-9) 4 Units (4 occupied)	25	0	100	25

Data as of June 30, 2000

Site	% Minorities	% Hispanic	% Non-Hispanic	% Elderly/Disabled
Garden Square Apartments (IN 7-1) 175 Units (157 occupied)	31	5	95	25
Dunbar Court (IN 7-2) 24 Units (24 occupied)	63	0	100	33
Terrace Tower (IN 7-3) 103 Units (103 occupied)	11	0	100	93
Civic Center Tower (IN 7-4) 103 Units (100 occupied)	18	0	100	97
Pine Valley (IN 7-5) 100 Units (95 occupied)	27	3	97	11
Scattered Sites (IN 7-7) 25 Units (25 occupied)	52	4	96	8
Scattered Sites (IN 7-8) 20 Units (20 occupied)	55	10	90	10
Superior Street (IN 7-9) 4 Units (4 occupied)	50	0	100	25

Attachment H

RESIDENT MEMBERSHIP OF THE PHA GOVERNING BOARD

Name: Ida Wolfe, 605 S. Bell Street, Apt. 404, Kokomo, IN 46901

Method of Selection: Appointed by Mayor

Term of Appointment: Current term through December 31, 2001

First term began January 1, 1994

Attachment I

MEMBERSHIP OF THE RESIDENT ADVISORY BOARD

Mrs. Helen Marks
200 E. Taylor Street, Apt. 7-G
Kokomo, IN 46901

Ms. Ida Wolfe
605 S. Bell Street, Apt. 404
Kokomo, IN 46901

Ms. Linda Jackson
1622 Columbus Blvd.
Kokomo, IN 46901

Ms. Helen Miller
605 S. Bell Street, Apt. 611
Kokomo, IN 46901