

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 2003

**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: 01/2003

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, 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:

1. Increase Revenues

Annual PHA Plan PHA Fiscal Year 2003

[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. We are beginning Phase IV of a comprehensive five (5) year revitalization program that includes new windows, porches, siding, etc. The apartments are attractive and are being viewed as a welcome improvement to the community.

As a part of the new image, we have also begun changing the typical “public housing resident” profile from dependency to self-sufficient through the Family Self-Sufficiency program that has proven successful for Section Eight Families. Through the Drug Elimination Program, we are continuing to see resident participation (youth) in the development activities. Efforts to provide a safer community have also been on-going in conjunction with the Neighborhood Directed Policing Program, operated by the Kokomo Police Department, and the additional services that are contracted for that extends beyond the Cooperation Agreement.

We have also begun Phase I of a revitalization program for Pine Valley Apartments 7-5, which will include new kitchen cabinets, floor tile, and lighting. New roofs were recently completed. Other improvements for this development will include siding, patio doors, vanities, bathtub surrounds, and landscaping as per our 5-yr Plan.

A Homeownership Program is being developed. Previous efforts to develop a homeownership program have been unsuccessful, but we will continue to pursue this goal. Monies from a bond refunding program will be used to add additional 3-BR housing units. Local government continues to cooperate and support our efforts to improve the quantity and quality of affordable housing in our community.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (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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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.

Attachments:

- FY2003 Capital Fund Program Annual Statement and 5-Year Action Plan (in007a01)
- FY 2003 Public Housing Drug Elimination Program (PHDEP) Plan (in007b01)
- Capital Fund Program Grant No.IN36P00750101 Performance and Evaluation Report for the period ending June 30, 2002 (in007c01)
- Capital Fund Program Grant No. IN36P00750102 Performance and Evaluation Report for the period ending June 30, 2002 (in007d01)

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	Annual Plan: Housing Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	support statement of housing needs in the jurisdiction	
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
	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
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
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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
	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 (PHDEP) 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	Pet Policy	

1. Statement of Housing Needs

[24 CFR Part 903.79 (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: 2000
- 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/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	81		126
Extremely low income <=30% AMI	75	92.59	
Very low income (>30% but <=50% AMI)	5	6.17	
Low income (>50% but <80% AMI)	1	1.23	
Families with children	58	71.60	
Elderly families	1	1.23	
Families with Disabilities	5	6.17	
RACE/ETHNICITY			
White	51	62.96	
African/American	30	37.04	
American Indian			
Asian			
Hispanic	3	3.70	
Non-Hispanic	78	96.30	

Housing Needs of Families on the Waiting List	
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)? 11 months	
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)			
<input type="checkbox"/>	Section 8 tenant-based assistance (KOKOMO, INDIANA)		
<input checked="" 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/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	133		141
Extremely low income <=30% AMI	79	59.40	
Very low income (>30% but <=50% AMI)	5	3.76	
Low income (>50% but <80% AMI)	0	0	
Families with children	50	37.59	
Elderly families	0	0	
Families with Disabilities	18	13.53	
African/American	31	23.31	
White	99	74.44	
American Indian	3	2.26	
Hispanic	4	3.01	
Non-Hispanic	129	96.99	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	79	59.40	38

Housing Needs of Families on the Waiting List			
2 BR	26	19.55	90
3 BR	23	17.29	12
4 BR	5	3.76	1
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
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			

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 903.7 9 (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 2002 grants)		
a) Public Housing Operating Fund	\$1,107,730	
b) Public Housing Capital Fund	\$886,980	
c) HOPE VI Revitalization	-0-	
d) HOPE VI Demolition	-0-	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$3,469,874	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	-0-	
g) Resident Opportunity and Self-Sufficiency Grants	\$34,586	
h) Community Development Block Grant	-0-	
i) HOME	-0-	
Other Federal Grants (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Public Housing Drug Elimination	\$63,631	PH Safety/Security
Capital Fund	\$	PH Capital Improvements
3. Public Housing Dwelling Rental Income	\$707,980	PH Operations
4. Other income (list below)		
Interest	\$41,000	Section 8 Supportive Services
Interest	\$12,000	PH Operations
Tenant Charges	\$41,160	PH Operations
Laundry Income	\$11,040	PH Operations
Vending, Pay Phone, Misc.	\$1,240	PH Operations
4. Non-federal sources (list below)		
Alcohol, Tobacco & Other Drugs State Grant (2002)	\$4,398	PH Supportive Services
Total resources		

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: (describe) At time of application and lease-up

- 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?
Seven (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?
3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists? Three (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)
- Hardships
- 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)

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)

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, (i.e., 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, (i.e., statement from Social Security/Indiana Social Security, State Welfare for Howard 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% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- 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, (i.e., 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, (i.e., statement from Social

- Security/Indiana Social Security, State Welfare for Howard 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) **in007a01**

-or-

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

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 903.7 9 (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: <u>(DD/MM/YY)</u>	
5. Number of units affected:	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. 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; PHA’s 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)	
<input type="checkbox"/>	Units addressed in a pending or approved demolition application (date submitted or approved: _____)
<input type="checkbox"/>	Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
<input type="checkbox"/>	Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
<input type="checkbox"/>	Requirements no longer applicable: vacancy rates are less than 10 percent
<input type="checkbox"/>	Requirements no longer applicable: site now has less than 300 units
<input type="checkbox"/>	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 has 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

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas?

(select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list 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 903.7 9 (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 2003 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment: [in007b01](#))

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. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
- 5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

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 Members were involved in the entire process of developing the Plan and were in attendance at all planning sessions. All comments and suggestions were considered during the planning process. Advisory Board members 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 our 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.

D (1) Brief Statement of the PHA's Progress in Meeting the Mission and Goals

Describe d in the 5-Year Plan:

Please refer to the Executive Summary in the PHA Plan.

D (2) DEFINITIONS OF SUBSTANTIAL DEVIATION AND SIGNIFICANT AMENDMENT OR MODIFICATION

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, HUD approval, in accordance with Final Rule 24, CFR Part 903.

1. 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
 - A. 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

**D (3) 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) 25Units (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 August 1, 2002

Site	% Minorities	% Hispanic	% Non-Hispanic	% Elderly/Disabled
Garden Square Apartments (IN 7-1) 175 Units (151 occupied)	32	6	94	23
Dunbar Court (IN 7-2) 24 Units (22 occupied)	64	5	95	23
Terrace Towers (IN 7-3) 103 Units (96 occupied)	13	0	100	94
Civic Center Towers (IN 7-4) 103 Units (101 occupied)	18	0	100	94
Pine Valley (IN 7-5) 100 Units (83 occupied)	19	2	98	14
Scattered Sites (IN 7-7) 25 Units (25 occupied)	52	4	96	8

Scattered Sites (IN 7-8) 20 Units (19 occupied)	47	11	89	11
Superior Street (IN 7-9) 4 Units (4 occupied)	50	0	100	25

D (4) 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, 2005
First term began January 1, 1994

D (5) 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

D (6) FOLLOW-UP PLAN FOR RASS

(Results of the Resident Service and Satisfaction Survey have not been received)

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Component 7
Capital Fund Program Annual Statement
Parts I, II, and II

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (2002)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	0
3	1408 Management Improvements	\$30,000.00
4	1410 Administration	\$88,698.00
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	\$76,000.00
10	1460 Dwelling Structures	\$671,304.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$2,000.00
12	1470 Nondwelling Structures	0
13	1475 Nondwelling Equipment	0
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	\$13,978.00
20	Amount of Annual Grant (Sum of lines 2-19)	\$886,980.00
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	\$15,000.00
24	Amount of line 20 Related to Energy Conservation Measures	0

CAPITAL FUND PROGRAM

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750103 Replacement Housing Factor Grant No: n/a			Federal FY of Grant: 2003
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$0.00			
3	1408 Management Improvements	\$20,000.00			
4	1410 Administration	\$88,698.00			
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$5,000.00			
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$55,000.00			
10	1460 Dwelling Structures	\$688,680.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$10,000.00			
12	1470 Nondwelling Structures	\$500.00			
13	1475 Nondwelling Equipment	\$11,000.00			
14	1485 Demolition	\$0.00			
15	1490 Replacement Reserve	\$0.00			
16	1492 Moving to Work Demonstration	\$0.00			
17	1495.1 Relocation Costs	\$0.00			
18	1499 Development Activities	\$0.00			
19	1501 Collateralization or Debt Service	\$0.00			
20	1502 Contingency	\$8,102.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$886,980.00			
22	Amount of line 21 Related to LBP Activities	\$0.00			
23	Amount of line 21 Related to Section 504 compliance	\$4,000.00			
24	Amount of line 21 Related to Security – Soft Costs	\$0.00			
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00			
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750103 Replacement Housing Factor Grant No: n/a			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Garden Square IN007001	Revitalization Phase 5 Final Windows, Siding, Exterior Lights, Fencing (Bldgs 1,6,7,8,12,13)	1460	units	\$277,866.00				
	Landscaping/Concrete Trash Enclosures	1450	54 units	\$21,134.00				
	Floor Tile Phase 5 (Bldgs. 8,9,14,15)	1460	units	\$85,680.00				
	Heating System Upgrades (Vacuum Pump and Steam Trap Cartridge Replacement for 900 Radiators FAL)	1460		\$48,000.00				Moved from 2004
	Interior Plumbing Phase 7 Final (Bldgs. 1,9,14,15,18,20,23)	1460		\$275,000.00				
	Water Heaters (3)	1460		\$6,000.00				
Dunbar Court IN007002	None							
Terrace Tower IN007003	None							
Central Maintenance IN007003	Increased Storage Space	1470		\$500.00				
Civic Center Tower IN007004	Smoke Alarm System	1460		\$18,000.00				
Pine Valley/IN007005	None							
Scattered Sites IN007007	Roof Replacement	1460	1	\$6,000.00				

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

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750103 Replacement Housing Factor Grant No: n/a			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Scattered Sites IN007008	Roof Replacement	1460	1	\$6,000.00				
Superior Street IN007009	None							
PHA-Wide	Computer Software	1408		\$5,000.00				
	Computer Hardware	1475		\$5,000.00				
	Replacement Refrigerators	1465		\$10,000.00				
	Ride Behind Mowers	1475		\$6,000.00				
Management Improvements	Resident Training	1408		\$5,000.00				
	Staff Professional Dev.	1408		\$10,000.00				
Administration	Admin Salaries	1410		\$88,698.00				
Fees and Costs	Fees & Costs	1430		\$5,000.00				
Contingency	Contingency	1452		\$8,102.00				
	Totals			\$886,980.00				

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

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program No: IN36P00750103 Replacement Housing Factor No: n/a				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Garden Square IN007001	12/31/2004			06/30/2005			
Dunbar Court IN007002	12/31/2004			06/30/2005			
Terrace Tower IN007003	12/31/2004			06/30/2005			
Civic Center Tower IN007004	12/31/2004			06/30/2005			
Pine Valley IN007005	12/31/2004			06/30/2005			
Scattered Site Kokomo Public Housing IN007007	12/31/2004			06/30/2005			
Scattered Site Kokomo PHA IN007008	12/31/2004			06/30/2005			
Superior Street IN007009	12/31/2004			06/30/2005			
PHA-Wide Management Improvements	12/31/2004			06/30/2005			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Kokomo Housing Authority		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA- Wide	Year 1 2003	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2007
	Annual Statement				
IN007001 Garden Square		\$25,000	\$90,000	\$15,000	\$25,000
IN007002 Dunbar Court		\$2,000	\$34,000	\$5,000	0
IN007003 Central Maintenance		\$82,000	\$27,000	0	0
IN007003 Terrace Tower		\$40,000	\$80,500	\$105,000	\$210,000
IN007004 Civic Center Tower		\$58,000	\$58,500	\$81,000	\$30,000
IN007005 Pine Valley		\$350,000	\$335,000	\$338,000	\$255,000
IN007007 Scattered Sites		\$33,750	\$43,000	\$39,500	0
IN007008 Scattered Sites		\$28,750	\$37,000	\$28,500	0
IN007009 Superior Street		\$1,000	0	0	0
PHA-Wide Management		\$105,000	\$20,000	\$105,000	\$65,000
PHA-Wide Administration		\$88,698	\$88,698	\$88,698	\$88,698
PHA-Wide Dwelling		\$4,000	\$19,000	\$4,000	0
PHA-Wide Non- Dwelling		\$17,000	\$5,000	\$30,000	\$100,000
Fees & Costs		\$30,000	\$30,000	\$15,000	\$5,000
Contingency		\$21,782	\$19,282	\$32,282	\$108,282
CFP Funds Listed for 5-year planning		\$886,980.00	\$886,980.00	\$886,980.00	\$886,980.00
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u> 2 </u> FFY Grant: 2004 PHA FY: 2004			Activities for Year: <u> 3 </u> FFY Grant: 2005 PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	Garden Square/IN007001	Basement Door Enclosures	\$25,000	Garden Square/IN007001	Storm Door Replacement	\$90,000
	Dunbar Court/IN007002	Landscaping	\$2,000	Dunbar Court/IN007002	Parking Lot	\$8,000
					Sidewalk Repair	\$4,000
					Re-glaze Bathtubs	\$10,000
					Add Porch Roofs	\$12,000
	Terrace Tower/IN007003	Patio Door Upgrade	\$20,000	Terrace Tower/IN007003	Balcony Repairs Tuck pointing	\$25,000
		Replace Fuel Tank for Generators	\$20,000		Repair Stairwell Masonry	\$5,000
					Replace Plumbing Stack Shutoff Valves	\$8,000
					Paint Corridors	\$20,000
					Replace Bldg. Entrance Doors & Card System	\$22,500
	Central Maintenance/IN007003	Increase Storage Space	\$45,000	Central Maintenance/IN007003	Landscaping	\$2,000
		Repave Parking Lot	\$25,000		Roof Replacement	\$25,000
		HVAC Upgrade	\$12,000			
	Civic Center Tower/IN007004	Parking Lot	\$35,000	Civic Center Tower/IN007004	Paint Corridors	\$20,000
		Landscaping	\$2,000		Repair Stairwell Masonry	\$6,000
		Tree Trimming	\$1,000		Replace Bldg. Entrance Doors & Card System	\$32,500
		Replace Fuel Tank for Generators	\$20,000			
	Pine Valley/IN007005	Windows -Siding-Patio Doors	\$320,000			
		Fence Repair/Patio Repair Replacement	\$15,000	Pine Valley/IN007005	Windows -Siding-Patio Doors (Phase 2)	\$320,000
		Computer Lab	\$15,000		Fence Repair/Patio Repair- Replacement (Phase 2)	\$15,000
	Scattered Sites/IN007007	Roof Replacement/Repair (3)	\$18,000	Scattered Sites/IN007007	Landscaping	\$5,000
		Flooring (1) house	\$2,000		Tree Trimming	\$3,000

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

Activities for Year :__4__ FFY Grant: 2006 PHA FY: 2006			Activities for Year: _5_ FFY Grant: 2007 PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Garden Square/IN007001	Tree Trimming	\$15,000	Garden Square/IN007001	Door Bells	\$25,000
Dunbar Court/IN007002	Tree Trimming	\$5,000	Dunbar Court/IN007002	None	0
Terrace Tower/IN007003	Roof Replacement	\$100,000	Terrace Tower/IN007003	Bathtubs	\$40,000
	Floor-Community Room	\$5,000		Elevator Upgrade	\$30,000
				Patio Doors	\$140,000
Central Maintenance/IN007003	None	0	Central Maintenance/IN007003	None	0
Civic Center Tower/IN007004	Heat Pumps (20)	\$30,000	Civic Center Tower/IN007004	Elevator Upgrade	\$30,000
	Replace Water Softeners	\$20,000	Pine Valley/IN007005	Bathtubs/Surrounds/Vanities	\$85,000
	Replace Roof Ventilators	\$9,000		Storage Building	\$20,000
	Cooling Tower Upgrades	\$2,000		Furnace Replacement	\$150,000
	Replace Fire Pump	\$20,000	Scattered Sites/IN007007	None	0
Pine Valley/IN007005	Tree Trimming	\$3,000	Scattered Sites/IN007008	None	0
	Windows-Siding-Patio Doors (Phase 3)	\$320,000	Superior Street/IN007009		0
	Fence Repair/Patio Repair- Replacement (Phase 3)	\$15,000	PHA-Wide	Staff Development	\$10,000
Scattered Sites/IN007007	Roof Repair/Replacement	\$6,000		Resident Training	\$5,000
	Flooring (1) house	\$2,000		Administration	\$88,698
	Furnace (1)	\$1,500		Fees and Costs	\$5,000
	Window Replacement (1)	\$5,000		Computer Software	\$50,000
	Siding Replacement (1)	\$5,000		Computer Hardware	\$100,000
	Driveway/Sidewalk	\$6,000		Contingency	\$108,282
	Replace Kitchen Cabinets	\$14,000			
Scattered Sites/IN007008	Roof Replacement	\$6,000			
	Flooring (1) house	\$2,000			
	Furnace Replacement	\$1,500			
	Window Replacement (1)	\$5,000			
	Kitchen Cabinets	\$10,000			
	Driveway/Sidewalk	\$4,000			
Superior Street/IN007009	None	0			
PHA-Wide	Security by Local Law Enforcement	\$85,000			

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 \$137,342.00

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

C. FFY in which funding is requested 2003

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	339
Dunbar Court	24	56
Terrace Tower	103	101
Civic Center Tower	103	104
Pine Valley Apartments	100	230
Scattered Sites	45	180
Superior Street Apartments	4	14

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
FY1998	\$160,800	IN36DEP0070198	\$0	NONE	9-30-00
FY 1999	\$123,167	IN36DEP0070199	\$0	NONE	9-30-01
FY 2000	\$128,365	IN36DEP0070100	\$20,186	NONE	9-01-02
FY 2001	\$137,342	IN36DEP0070101	\$96,716	NONE	4-30-03

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 2003 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	\$64,000.00
9120 - Security Personnel	0
9130 - Employment of Investigators	0
9140 - Voluntary Tenant Patrol	0
9150 - Physical Improvements	\$7,500.00
9160 - Drug Prevention	\$23,250.00
9170 - Drug Intervention	0
9180 - Drug Treatment	0
9190 - Other Program Costs	\$42,592.00
	0
TOTAL PHDEP FUNDING	\$137,342.00

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: \$64,000	
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	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Community Policing			01/01/03	12/31/03	\$64,000	0	Reduction in Crime

9120 - Security Personnel						Total PHDEP Funding: \$0	
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.							

9130 - Employment of Investigators						Total PHDEP Funding: \$0	
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.							

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$0		
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.							

9150 - Physical Improvements					Total PHDEP Funding: \$ 7,500.00		
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	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Surveillance Cameras			01/01/03	12/31/03	\$7,500	0	Reduction in Crime Stats
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$ 23,250		
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	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Youth Services	100	Youth	01/01/03	12/31/03	\$ 2,215	0	Resident Participation
2. Educational Opportunities	100	Youth/Adults	01/01/03	12/31/03	\$ 21,125	0	Enrollment/Participation
3.							

9170 - Drug Intervention					Total PHDEP Funding: \$0		
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: \$ 42,592		
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			01/01/03	12/31/03	\$41,282	0	Evaluation
2. Supplies			01/01/03	12/31/03	\$1,000	0	
3. Travel			01/01/03	12/31/03	\$310	0	

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		\$64,000	Activities 1, 2, 3	\$64,000
9120				
9130				
9140				
9150	Activity 1	\$ 7,500	Activity 1	\$ 7,500
9160	Activity 1, 2,3	\$23,250	Activity 1,2,3	\$23,250
9170				
9180				
9190	Activities 1,2,3	\$42,592	Activity 1,2,3	\$42,592
TOTAL		\$137,342		\$137,342

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.”

CAPITAL FUND PROGRAM

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750101 Replacement Housing Factor Grant No: n/a			Federal FY of Grant: 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/02 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations					
3	1408 Management Improvements	\$50,500.00	\$22,286.00	\$8,421.07	\$2,463.57	
4	1410 Administration	\$93,495.00	\$93,495.00	\$40,527.36	\$33,467.61	
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00	
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00	
7	1430 Fees and Costs	\$10,000.00	\$10,000.00	\$9,760.00	\$7,478.10	
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	
9	1450 Site Improvement	\$20,260.00	\$31,260.00	\$20,260.00	\$20,260.00	
10	1460 Dwelling Structures	\$728,094	\$745,018.74	\$741,861.09	\$664,380.49	
11	1465.1 Dwelling Equipment—Nonexpendable	\$2,000	\$2,000.00	\$0.00	\$0.00	
12	1470 Nondwelling Structures	\$0.00	\$2,000.00	\$0.00	\$0.00	
13	1475 Nondwelling Equipment	\$5,000.00	\$15,000.00	\$0.00	\$0.00	
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00	
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00	
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00	
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00	
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00	
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00	
20	1502 Contingency	\$25,610.00	\$13,685.26	\$0.00	\$0.00	
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$934,959.00	\$934,959.00	\$820,829.52	\$728,049.77	
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00	
23	Amount of line 21 Related to Section 504 compliance	\$4,000.00	\$4,000.00	\$0.00	\$0.00	
24	Amount of line 21 Related to Security – Soft Costs	\$30,000.00	\$0.00	\$0.00	\$0.00	
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00	
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00	

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

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750101 Replacement Housing Factor Grant No: n/a				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Garden Square IN007001	Revitalization-Phase 3 (window, siding, porch, lighting) Bldgs. 5, 10, 11, 16 & 17 (Apts. E7-E22, F1-F30)	1460	46 units	\$372,740.00	\$371,799.06	\$371,799.06	\$371,799.06	Completed
	Revitalization-Phase 3 (landscaping, trash enclosure repairs)	1450	46 units	\$20,260.00	\$20,260.00	\$20,260.00	\$20,260.00	Completed
	Floor Tile-Phase 3 of 5 Bldgs. 10,11,16,17 (Apts. E7-E22, F7-F30)	1460	40 units	\$88,304.00	\$88,304.00	\$88,304.00	\$84,257.80	Completed
Dunbar Court IN007002	None			\$0.00	\$0.00	\$0.00	\$0.00	
Terrace Tower IN007003	Window Replacement	1460	105 units	\$72,000.00	\$57,694.78	\$57,694.78	\$57,694.78	Completed
	TV Antenna Upgrade	1460		\$0.00	\$2,500	\$0.00	\$0.00	New item added to 5-Year Plan according to Significant Amendment Procedures
Central Maintenance Bldg. IN007003/CMB	Solar Screening	1470		\$0.00	\$2,000.00	\$0.00	\$0.00	Moved from 2000 CFP
Civic Center Tower IN007004	None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
Pine Valley IN007005	Roof Replacement-Phase 2 of 2 Bldgs 13 thru 21	1460	40 units & Comm. Bldg.	\$115,550.00	\$106,434.00	\$106,434.00	\$106,434.00	Completed
	Kitchen Cabinets	1460	100 units	\$35,000.00	\$79,000.00	\$79,000.00	\$26,333.34	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750101 Replacement Housing Factor Grant No: n/a			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Kitchen Cabinet Remove existing and replace-Phase 1	1460	100 units		\$21,000.00	\$21,000.00		
Scattered Sites IN007007	Kitchen Cabinet Replacement	1460	1 house	\$2,500.00	\$0.00	\$0.00	\$0.00	Moved to 2000 CFP
	Window Replacement	1460	3	\$15,000.00	\$0.00	\$0.00	\$0.00	Moved to 2000 CFP
	Flooring Replacement (3510 Southlea Dr.)	1460	1	\$3,000.00	\$3,000.00	\$2333.35	\$2,333.35	Completed
	Siding Replacement (2354 King Street, 1612 Gleneagles Drive, 3510 Southlea Drive, 1330 West Tate Street)	1460	2	\$10,000.00	\$13,575.00	\$13,575.00	\$13,575.00	Completed
	Landscaping	1450		\$0.00	\$6,000.00	\$0.00	\$0.00	Moved from 2000 CFG
Scattered Site IN007008	Window Replacement	1460	2	\$10,000.00	\$0.00	\$0.00	\$0.00	Moved to 2000 CFP
	Flooring Replacement	1460	1	\$2,000.00	\$1720.90	\$1720.90	\$1720.90	Completed
	Landscaping	1450		\$0.00	\$5,000.00	\$0.00	\$0.00	Moved from 2000 CFP
Superior Street IN007009	None			\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Section (504) Upgrades	1460		\$2,000.00	\$2,000.00	\$0.00	\$0.00	
	Section (504) Upgrades	1465		\$2,000.00	\$2,000.00	\$0.00	\$0.00	
	Computer Hardware	1475		\$5,000.00	\$5,000.00	\$0.00	\$0.00	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750101 Replacement Housing Factor Grant No: n/a			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Voice Mail System Upgrades	1475		\$0.00	\$10,000.00	\$0.00	\$0.00	New item added to 5-Year Plan according to Significant Amendment Procedures
Management Improvements	Security by Local Law Enforcement	1408		\$30,000.00	\$0.00	\$0.00	\$0.00	Deleted from Grant to be paid from another source
	Staff Professional Development	1408		\$10,000.00	\$12,000.00	\$6,006.64	\$906.64	
	Subsidize Child Care Provider	1408		\$500.00	\$286.00	\$0.00	\$0.00	
	Resident Training	1408		\$5,000.00	\$5,000.00	\$426.93	\$426.93	
	Computer Software	1408		\$5,000.00	\$5,000.00	\$1,987.50	\$1,130.00	
Administration	Admin Salaries	1410		\$69,750.00	\$69,750.00	\$31,997.23	\$26,541.01	
	Admin Benefits	1410		\$23,245.00	\$23,245.00	\$8,297.87	\$6,926.60	
	Sundry Costs	1410		\$500.00	\$500.00	\$232.26	\$232.26	
Fees and Costs		1430		\$10,000.00	\$10,000.00	\$9,760.00	\$7,478.10	
Contingency		1502		\$25,610.00	\$13,685.26	\$0.00	\$0.00	
	Totals			\$934,959.00	\$934,959.00	\$820,829.52	\$728,049.77	

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

PHA Name: Kokomo Housing Authority	Grant Type and Number Capital Fund Program No: IN36P00750101 Replacement Housing Factor No: n/a	Federal FY of Grant: 2001
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Garden Square IN007001	03/31/2003	12/31/2002		09/30/2004	06/30/2004		
Dunbar Court IN007002	03/31/2003	12/31/2002		09/30/2004	06/30/2004		
Terrace Tower IN007003	03/31/2003	12/31/2002		09/30/2004	06/30/2004		
Civic Center Tower IN007004	03/31/2003	12/31/2002		09/30/2004	06/30/2004		
Pine Valley IN007005	03/31/2003	12/31/2002		09/30/2004	06/30/2004		
Scattered Site Kokomo Public Housing IN007007	03/31/2003	12/31/2002		09/30/2004	06/30/2004		
Scattered Site Kokomo PHA IN007008	03/31/2003	12/31/2002		09/30/2004	06/30/2004		
Superior Street IN007009	03/31/2003	12/31/2002		09/30/2004	06/30/2004		
PHA-Wide Management Improvements	03/31/2003	12/31/2002		09/30/2004	06/30/2004		

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Kokomo Housing Authority		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1			
Development Number/Name/HA- Wide	Year 1 2001	Work Statement for Year 2 FFY Grant: 2002 PHA FY: 2002	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2005
	Annual Statement				
IN007001 Garden Square		\$488,304	\$729,680	\$73,500.00	\$347,500
IN007002 Dunbar Court		0	0	\$3,000	\$31,600
IN007003 Central Maintenance		0	\$30,000	\$0	\$47,000
IN007003 Terrace Tower		\$30,000	0	\$155,000	\$124,000
IN007004 Civic Center Tower		0	0	\$53,000	\$45,000
IN007005 Pine Valley		\$35,000	\$35,000	\$323,500	\$133,000
IN007007 Scattered Sites		0	0	\$19,250	\$25,500
IN007008 Scattered Sites		0	0	\$14,250	\$22,000
IN007009 Superior Street		0	0	\$1,000	0
PHA-Wide Management		\$140,000	\$25,000	\$110,000	\$25,000
PHA-Wide Administration		\$93,495	\$93,495	\$93,495	\$93,495
PHA-Wide Dwelling		\$14,000	0	\$4,000	\$4,000
PHA-Wide Non- Dwelling		\$100,000	\$5,000	\$12,000	\$5,000
Fees & Costs		\$5,000	\$5,000	\$30,000	\$10,000
Contingency		\$29,160	\$11,784	\$42,964	\$21,864
CFP Funds Listed for 5-year planning		\$934,959	\$934,959	\$934,959	\$934,959.00
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year :__2__ FFY Grant: PHA FY: 2002			Activities for Year :_3_ FFY Grant: PHA FY: 2003		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	Garden Square IN007001	Revitalization Phase 4/5 Windows, Siding, Lights, (Bldgs 1,6,7,12,13)	\$379,380	Garden Square/IN007001	Revitalization Phase 5 Final Windows, Siding, Lighting (Bldgs 8,9,14,15)	\$345,000
		Revitalization Phase 4/5 Landscaping/Concrete Trash Enclosures	\$20,620		Revitalization Phase 5 Final Site Lighting/Fence/ Landscaping/Trash Encl.	\$40,000
		Floor Tile Phase 4/5 (Bldgs. 6,7,12,13)	\$88,304		Floor Tile Phase 5 Final (Bldgs 8,9,14,15)	\$85,680
	Dunbar Court IN007002	None	0		Interior Plumbing Phase 7 Final (Bldgs 1,9,14,15,18,20,23)	\$253,000
	Terrace Tower IN007003	Bathtubs	\$30,000		Water Heaters (3)	\$6,000
	Civic Center Tower/IN007004	None	0	Dunbar Court/IN007002	None	0
	Pine Valley/IN00705	Kitchen Cabinets/Dining Room Lighting-Phase 2/3 (Bldgs. 8-14)	\$35,000	Terrace Tower/IN007003	None	0
	Scattered Sites/IN007007	None	0	Central Maintenance/IN007003	Increase Storage Space	\$30,000
	Scattered Sites/IN007008	None	0	Civic Center Tower/IN007004	None	0
	Superior Street/IN007009	None	0	Pine Valley/IN007005	Kitchen Cabinets/Dining Room Lighting Phase 3 Final (Bldgs. 15-20)	\$35,000
	PHA-Wide	Computer Software	\$40,000	Scattered Sites/IN007007	None	0
		Computer Hardware	\$100,000	Scattered Sites/IN007008	None	0
		Security by Local Law Enforcement	\$80,000	Superior Street/IN007009	None	0
		Staff Professional Dev.	\$10,000	PHA-Wide	Computer Software	\$5,000
		Resident Training	\$5,000		Computer Hardware	\$5,000
		Administration	\$93,495		Staff Professional Dev.	\$10,000
		504 Phys Improvements	\$2,000		Resident Training	\$5,000
		(504) Equipment	\$2,000		Administration	\$93,495
		Fees & Costs	\$5,000		Fees & Costs	\$5,000
		Contingency	\$44,160		Contingency	\$16,784
	Total CFP Estimated Cost		\$934,959.00			\$934,959.00

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

Activities for Year :__4__ FFY Grant: 2004 PHA FY: 2004			Activities for Year: _5_ FFY Grant: 2005 PHA FY: 2005			
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
Garden Square/IN007001	Tree Trimming	\$3,500	Garden Square/IN007001	Roof Replacement Phase 1/2	\$200,000	
	Heating System Upgrades	\$45,000		Storm Door Replacement Phase 1/2	\$45,000	
	Basement Door Enclosures	\$25,000		Interior Door Replacement Phase 1/2	\$90,000	
Dunbar Court/IN007002	Landscaping	\$2,000	Dunbar Court/IN007002	Door Bells Phase 1/2	\$12,500	
	Tree Trimming	\$1,000		Parking Lot	\$7,000	
Terrace Tower/IN007003	Elevator Upgrade	\$15,000	Terrace Tower/IN007003	Sidewalk Repair	\$3,000	
	Patio Door Replacement	\$140,000		Re-glaze Bathtubs	\$9,600	
		0		Add Porch Roofs	\$12,000	
Civic Center Tower/IN007004	Parking Lot	\$35,000	Civic Center Tower/IN007004	Landscaping	\$10,000	
	Landscaping	\$2,000		Tree Trimming	\$1,000	
	Tree Trimming	\$1,000		Repave Driveway/Parking Lot	\$35,000	
	Elevator Upgrade	\$15,000		Balcony Repairs/Tuckpointing	\$25,000	
Pine Valley/IN007005	Tree Trimming	\$3,500	Pine Valley/IN007005	Repair Stairwell Masonry	\$5,000	
	Window Replacement (all)	\$160,000		Replace Plumbing Stack Shutoff Valves	\$8,000	
	Patio Door Replacement (all)	\$160,000		Paint Corridors	\$20,000	
Scattered Sites/IN007007	Roof Repair/Replacement (1)	\$6,000	Scattered Sites/IN007007	Replace Bldg. Entrance Doors	\$10,000	
	Flooring (1 house)	\$2,000		Replace Fuel Tank for Generators	\$10,000	
	Furnace (1 house)	\$1,250		Central Maintenance/IN007003	Parking Lot	\$20,000
	Window Replacement (1)	\$5,000		Landscaping	\$2,000	
Scattered Sites/IN007008	Siding Replacement (1)	\$5,000	Scattered Sites/IN007008	HVAC Upgrade	\$10,000	
	Roof Replacement (1)	\$6,000		Roof Replacement	\$15,000	
	Flooring (1 house)	\$2,000		Civic Center Tower/IN007004	Paint Corridors	\$20,000
	Furnace Replacement (1)	\$1,250		Repair Stairwell Masonry	\$5,000	
Superior Street/IN007009	Window Replacement (1)	\$5,000	Superior Street/IN007009	Replace Bldg. Entrance Doors	\$10,000	
	Landscaping	\$1,000		Replace Fuel Tank for Generators	\$10,000	

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

Activities for Year :__4__ FFY Grant: 2004 PHA FY: 2004			Activities for Year: _5_ FFY Grant: 2005 PHA FY: 2005		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA-Wide	Security by Local Law Enforcement	\$85,000	Pine Valley/IN007005	Landscaping	\$5,000
	Staff Professional Dev.	\$10,000		Repair/Stain Fence	\$20,000
	Resident Training	\$10,000		Repair/Replace Concrete Patios	\$13,000
	Computer Software	\$5,000		Bathtubs/Tub Surround	\$60,000
	Administration	\$93,495		Replace Vanities	\$25,000
	Fees and Costs	\$30,000		Storage Building	\$10,000
	(504) Dwelling Structures	\$2,000	Scattered Sites/IN007007	Landscaping	\$5,000
	(504) Dwelling Equipment	\$2,000		Tree Trimming	\$3,000
	Ride Behind Mower	\$7,000		Driveway/Sidewalk	\$6,000
	Computer Hardware	\$5,000		Replace Kitchen Cabinets	\$11,500
	Contingency	\$42,964	Scattered Sites/IN007008	Landscaping	\$5,000
				Tree Trimming	\$3,000
				Driveway/Sidewalk	\$4,000
				Replace Kitchen Cabinets	\$10,000
			Superior Street/IN007009	None	0
			PHA-Wide	Staff Professional Dev.	\$10,000
				Resident Training	\$10,000
				Computer Software	\$5,000
				Administration	\$93,495
				Fees and Costs	\$10,000
				(504) Dwelling Structures	\$2,000
				(504) Dwelling Equipment	\$2,000
				Computer Hardware	\$5,000
				Contingency	\$21,864.00
Total CFP Estimated Cost		\$934,959.00			\$934,959.00

CAPITAL FUND PROGRAM

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Kokomo Housing Authority	Grant Type and Number Capital Fund Program Grant No: IN36P00750102 Replacement Housing Factor Grant No: n/a	Federal FY of Grant: <p style="text-align: center;">2002</p>
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$0.00	\$0.00		
3	1408 Management Improvements	\$15,000.00	\$30,000.00		
4	1410 Administration	\$93,495.00	\$88,698.00		
5	1411 Audit	\$0.00	\$0.00		
6	1415 Liquidated Damages	\$0.00	\$0.00		
7	1430 Fees and Costs	\$5,000.00	\$5,000.00		
8	1440 Site Acquisition	\$0.00	\$0.00		
9	1450 Site Improvement	\$76,000.00	\$76,000.00		
10	1460 Dwelling Structures	\$709,304.00	\$671,304.00		
11	1465.1 Dwelling Equipment—Nonexpendable	\$2,000.00	\$2,000.00		
12	1470 Nondwelling Structures	\$0.00	\$0.00		
13	1475 Nondwelling Equipment	\$0.00	\$0.00		
14	1485 Demolition	\$0.00	\$0.00		
15	1490 Replacement Reserve	\$0.00	\$0.00		
16	1492 Moving to Work Demonstration	\$0.00	\$0.00		
17	1495.1 Relocation Costs	\$0.00	\$0.00		
18	1499 Development Activities	\$0.00	\$0.00		
19	1501 Collateralization or Debt Service	\$0.00	\$0.00		
20	1502 Contingency	\$34,160.00	\$13,978.00		
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$934,959.00	\$886,980.00		
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00		
23	Amount of line 21 Related to Section 504 compliance	\$4,000.00	\$4,000.00		
24	Amount of line 21 Related to Security – Soft Costs	\$0.00	\$15,000.00		
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00	\$0.00		
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00		

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

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750102 Replacement Housing Factor Grant No: n/a				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Garden Square IN007001	Revitalization Phase 4/5 Windows, Siding, Lights, (Bldgs 1,6,7,8,12,13)	1460	54 units	\$459,000.00	\$459,000.00			
	Revitalization Phase 4/5 Landscaping/Concrete Trash Enclosures	1450	54 units	\$25,000.00	\$25,000.00			
	Floor Tile Phase 4/5 (Bldgs. 6,7,12,13)	1460	40 units	\$88,304.00	\$88,304.00			
Dunbar Court IN007002	None			\$0.00	\$0.00			
Terrace Tower IN007003	Bathtubs	1460	105 units	\$40,000.00	\$0.00			Moved to 2007
	Repave Driveway/Parking Lot	1450		\$40,000.00	\$40,000.00			
	Landscaping	1450		\$10,000.00	\$10,000.00			
	Tree Trimming	1450		\$1,000.00	\$1,000.00			
Civic Center Tower IN007004	None			\$0.00	\$0.00			
Pine Valley IN007005	Kitchen Cabinets/Dining Room Lighting/Flooring Phase 2 of 2	1460	50%	\$110,000.00	\$110,000.00			
Scattered Sites IN007007	Windows	1460	1	\$5,000.00	\$6,000.00			Changed to Roof Replacement
	Siding	1460	1	\$5,000.00	\$0.00			Moved to 2004
Scattered Sites IN007008	None			\$0.00	\$6,000.00			Added Roof Replacement
Superior Street IN007009	None			\$0.00	\$0.00			

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

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750102 Replacement Housing Factor Grant No: n/a				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	504 Phys Improvements	1460		\$2,000.00	\$2,000.00			
	(504) Equipment	1465		\$2,000.00	\$2,000.00			
Management Improvements	Security by Local Law Enforcement	1408		\$0.00	\$15,000.00			Moved from 2004
	Resident Training	1408		\$5,000.00	\$5,000.00			
	Staff Professional Dev.	1408		\$10,000.00	\$10,000.00			
Administration	Admin Salaries	1410		\$69,750.00	\$65,332.00			
	Admin Benefits	1410		\$23,245.00	\$22,866.00			
	Sundry Costs	1410		\$500.00	\$500.00			
Fees and Costs	Fees & Costs	1430		\$5,000.00	\$5,000.00			
Contingency	Contingency	1452		\$34,160.00	\$13,978.00			
	Totals			\$934,959.00	\$886,980.00			

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

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program No: IN36P00750102 Replacement Housing Factor No: n/a				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Garden Square IN007001	12/31/2003			06/30/2004			
Dunbar Court IN007002	12/31/2003			06/30/2004			
Terrace Tower IN007003	12/31/2003			06/30/2004			
Civic Center Tower IN007004	12/31/2003			06/30/2004			
Pine Valley IN007005	12/31/2003			06/30/2004			
Scattered Site Kokomo Public Housing IN007007	12/31/2003			06/30/2004			
Scattered Site Kokomo PHA IN007008	12/31/2003			06/30/2004			
Superior Street IN007009	12/31/2003			06/30/2004			
PHA-Wide Management Improvements	12/31/2003			06/30/2004			

