

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**

PHA Plan Agency Identification

PHA Name: Housing Authority of Henderson Kentucky

PHA Number: KY012

PHA Fiscal Year Beginning: (04/2003)

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: (state mission here)

The mission of the Housing Authority of Henderson is to promote, without discrimination, affordable quality housing, economic opportunity, and a positive living environment for the residents we serve.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emPHA'sized in recent legislation. PHA's 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, **PHA'S 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 PHA'S scores achieved.) PHA's 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: *Maintain to less than 5%.*
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments: *By 2004, acquire vacant property for development.*
 - Other (list below): *Increase Section 8 landlord participation through outreach programs.*

Progress Report: *In FY 2002, we had a public housing vacancy rate of 3%.*

With the use of Community Development Block Grant and Public Housing Funds, we purchased six (6) vacant lots to be used for future development.

Twelve new Section 8 landlords were added to the program.

- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHA'S 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: ***Renovate/modernize to increase marketability and, when feasible, add amenities through Capital Funds.***
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)

Progress Report: *With the last Capital Program funds, we completed our first house and continued to renovate/modernize current housing stock. As a result, this also enhanced the attractiveness and marketability of our dwelling units.*

- PHA Goal: Increase assisted housing choices
Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords: ***through public awareness and education presentations and brochures.***
 - 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)

Progress Report: *We held briefing sessions with new tenants and landlords. We mailed newsletters and placed newspaper advertisements to inform the public of the availability of Section 8 vouchers in public housing.*

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: ***Establish and follow deconcentration policy.***
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: ***Establish and follow deconcentration policy.***
 - Implement public housing security improvements: ***Improve procedures as determined by Resident Satisfaction Survey.***
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

Progress Report: ***Through marketing and outreach, we have increased the number of families by 2 with incomes greater than fifty(50) but less than eighty (80) percent of median income. Consequently, there has been a decrease in the concentrations of very low-income families as per the requirements of the QHWRA of 1998. (See Attachment A.)***

The Housing Authority of Henderson has used a comprehensive security and preventive-based approach to attack the problem of drug-related crime. A community policing concept comprised of police patrols coupled with resident neighborhood watch efforts is being used to combat the problem of drug activity in and around our developments. At the Housing Authority of Henderson's Community and Technology Center a comprehensive drug prevention program involving academic and drug education programs, after school/summer programs, teen programs, higher education assistance programs, and employment skills education provides youth and adults alternatives to drug activity.

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: ***Increase by 2 families per year (162 now).***
- Provide or attract supportive services to improve assistance recipients' employability: ***Ongoing FSS and ROSS programs and community service programs.***
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)
Annually maintain at least a 20 percent participation rate by elderly/disabled residents in programs of self-sufficiency/supportive services.

Progress Report: We increased the number of working families by 3.

The Housing Authority of Henderson provides or sponsors classes in job/life skills, résumé, introduction to computer, GED, SAT and ACT preparation; and credit consumer counseling.

We maintain a 50% participation rate by elderly/disabled residents in programs of self-sufficiency and supportive services.

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: ***Provide awareness training to staff, and post grievance policy and procedures.***
 - 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)

Progress Report: Housing Authority of Henderson staff attended workshops and conventions We also held in-house training.

Other PHA Goals and Objectives: (list below)

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.

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.

Required Attachments:

- Attachment A--Admissions Policy for Deconcentration and Component 3, (6) Deconcentration and Income Mixing (ky012a02)**
- Included in body of Plans--FY 2003 Capital Fund Program Annual Statement**
- Most recent board-approved operating budget (Required Attachment for PHA’s that are troubled or at risk of being designated troubled ONLY)**
- Included in body of Plans after each PHA Goal section--Brief Statement of Progress in Meeting the 5-Year Plan Mission and Goals**
- Attachment D—Resident Member on the PHA Governing Board (ky012d02)**
- Attachment E—Membership of the Resident Advisory Board (ky012e02)**
- Attachment F—Definition of Substantial Deviation and Significant Amendment or Modification (ky012f02)**
- Attachment G-- Component 10 (B) Voluntary Conversion Initial Assessments (ky012g02)**
- Attachment H--FY 2002 Capital Fund Program Performance and Evaluation Report (ky012h02)**
- Attachment I--FY 2001 Capital Fund Program Performance and Evaluation Report (ky012i02)**

Optional Attachments:

- PHA Management Organizational Chart 3
- Included in body of Plans--FY 2003 Capital Fund Program 5 Year Action Plan**
- Attachment B—Comprehensive Drug Prevention Programs (ky012b02)**
- Attachment C--Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (ky012c02)**
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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.	
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
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
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	
<i>NA</i>	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
<i>NA</i>	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
<i>NA</i>	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
<i>NA</i>	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
<i>NA</i>	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
<i>NA</i>	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
<i>X</i>	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
<i>X</i>	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
<i>X</i>	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
<i>X</i>	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
<i>X</i>	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
<i>NA</i>	Troubled PHA's: MOA/Recovery Plan	Troubled PHA's
<i>NA</i>	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1792	5	5	4	3	2	4
Income >30% but <=50% of AMI	1104	5	5	4	3	2	4
Income >50% but <80% of AMI	1232	4	5	4	3	2	3
Elderly	1086	4	5	4	4	2	3
Families with Disabilities	370	4	5	4	5	2	4
Race/Ethnicity: W	3790	4	5	4	3	2	3
Race/Ethnicity: B	305	4	5	4	3	2	3
Race/Ethnicity: O	6	4	5	4	3	2	3
Race/Ethnicity							

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: **City of Henderson 2000-2005 and Annual Plan 2002**
- 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.** PHA's 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 type="checkbox"/>	Section 8 tenant-based assistance		
<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/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	67		98
Extremely low income <=30% AMI	49	73.1	
Very low income (>30% but <=50% AMI)	16	23.9	
Low income (>50% but <80% AMI)	2	3	
Families with children	23	34.3	
Elderly families	9	13.4	
Families with Disabilities			
Race/ethnicity: <i>W</i>	44	65.7	
Race/ethnicity: <i>B</i>	22	32.8	
Race/ethnicity: <i>O</i>	1	1.5	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR + <i>0 BR</i>	42	62.6	39
2 BR	9	13.4	37

Housing Needs of Families on the Waiting List			
3 BR	<i>12</i>	<i>18</i>	<i>20</i>
4 BR	<i>4</i>	<i>6</i>	<i>2</i>
5 BR	<i>0</i>	<i>0</i>	<i>0</i>
5+ BR	<i>0</i>	<i>0</i>	<i>0</i>
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 type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<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	<i>210</i>		<i>51%</i>
Extremely low income <=30% AMI	<i>173</i>	<i>82</i>	
Very low income (>30% but <=50% AMI)	<i>37</i>	<i>18</i>	
Low income (>50% but <80% AMI)	<i>0</i>	<i>0</i>	
Families with children	<i>99</i>	<i>47</i>	
Elderly families	<i>13</i>	<i>6</i>	
Families with Disabilities	<i>42</i>	<i>20</i>	
Race/ethnicity: <i>W</i>	<i>160</i>	<i>76</i>	
Race/ethnicity: <i>B</i>	<i>50</i>	<i>24</i>	
Race/ethnicity: <i>O</i>	<i>0</i>	<i>0</i>	
Race/ethnicity			

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
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 type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input 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 2003 grants)		
a) Public Housing Operating Fund	\$226,598	
b) Public Housing Capital Fund	\$813,888	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$2,570,672	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
<i>CFP KY36P01250102</i>	<i>\$596,039</i>	<i>*Capital Improvements</i>
<i>ROSS KY 02RNN012P001</i>	<i>\$50,000</i>	<i>* Resident Opportunity and Self-Sufficiency – Network Neighborhood</i>
<i>ROSS KY99RSE0120058</i>	<i>\$26,845</i>	<i>*Resident Opportunity and Self-Sufficiency</i>
<i>ROSS KY01RSE012P0045</i>	<i>\$140,613</i>	<i>* Resident Opportunity and Self-Sufficiency</i>
<i>ROSS KY02RSV012P0019</i>	<i>\$33,519</i>	<i>* Resident Opportunity and Self-Sufficiency - Service Coordinator Salary and Benefits</i>
<i>SCPH KY01RSV012P0018</i>	<i>\$13,766</i>	<i>* Service Coordinator Salary and Benefits</i>
Financial Resources: Planned Sources and Uses		
3. Public Housing Dwelling Rental Income	\$1,080,400	<i>Operations</i>
4. Other income (list below)		
Other Income	\$ 32,710	<i>Operations</i>
Excess Utilities	\$ 50,930	<i>Operations</i>
Non-dwelling Rental	\$ 2,360	<i>Operations</i>
Interest – General Fund	\$ 35,810	<i>Operations</i>
5. Non-federal sources (list below)		
KY Juvenile Justice Grant	\$ 58,092	<i>Operations CAT Center</i>
United Way – Venture Grant	\$ 10,000	<i>Operations CAT Center</i>
Total resources	\$ 5,742,242	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHA's 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)—*Upon receipt of application*

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) – *Landlord reference check*

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?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

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

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(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)
- 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.

Applied within preferences Date and Time

Former Federal preferences:

- 3 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)

- 2 Working families and those unable to work because of age or disability
 4 Veterans and veterans’ families
 1 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)

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:
KY012-1, KY012-2, KY012-3, and KY012-4
- 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:

KY012-001

KY012-002

KY012-003

KY012-004

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: PHA's 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)

1) Tenancy history of family members.

2) Previous landlord history.

3) What amount of rent the tenant will be responsible for.

(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) *Hospitalization, disabilities, or family emergencies (must be verifiable).*
- 2) *Proof of concerted effort to find house within 60 days and has requested assistance from the Housing Authority.*
- 3) *The family turns in request for lease approval and the unit fails HQS inspection.*

(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)

Residents who live in Henderson County

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.

Applied within preferences Date and Time

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 1 Residents who live and/or work in your jurisdiction
- 1 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. 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. PublicHousing

Exemptions: PHA's 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. *A hardship exists in the following circumstances:*

1. *When the family has lost eligibility for or is waiting for an eligibility determination for a Federal, State, or local assistance program including a family that includes a member who is a non-citizen lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for title IV of the Personal Responsibility and Work Opportunity Act of 1996;*
2. *When the family would be evicted because it is unable to pay the minimum rent;*
3. *When the income of the family has decreased because of changed circumstances, including loss of employment;*
4. *When the family has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education, or similar items;*
5. *When a death has occurred in the family.*

B. *No hardship. If the Housing Authority determines there is no qualifying hardship, the minimum rent will be reinstated, including requiring back payment of minimum rent for the time of suspension.*

C. *Temporary hardship. If the Housing Authority reasonably determines that there is a qualifying hardship but that it is of a temporary nature, the minimum rent will not be imposed for a period of 90 days from the beginning of the suspension of the minimum rent. At the end of the 90-day period, the minimum rent will be imposed retroactively to the time of suspension. The Housing Authority will offer a repayment agreement in accordance with Section 17 of this policy for any rent not paid during the period of suspension. During the suspension period the Housing Authority will not evict the family for nonpayment of the amount of resident rent owed for the suspension period.*

D. *Long-term hardship. If the Housing Authority determines there is a long-term hardship, the family will be exempt from the minimum rent requirement until the hardship no longer exists.*

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)

The Housing Authority of Henderson will not provide exclusions from income in addition to those already provided for by HUD.

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

Ceiling rent (income based) provide an incentive to remain in public housing to families whose flat rents were reduced because of a hardship to income-based rents and whose incomes then increased so that the income-based rent is unreasonable for the housing being provided. The ceiling rent is thus in effect only for the portion of the year between the family's interim increase in rent and their next annual reexamination (when they can elect the Flat Rent).

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)

1. *The section 8 rent reasonableness study of comparable housing*

2. *Survey of rents listed in local newspaper*

3. *Survey of similar unassisted units in the neighborhood*

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)

D. Families who opt for the flat rent may request to have a reexamination and return to the income-based method at any time for any of the following reasons:

1. *The family's income has decreased.*
2. *The family's circumstances have changed increasing its expenses for childcare, medical care, etc.*
3. *Other circumstances creating a hardship on the family such that the income method would be more financially feasible for the family.*

13.6 Interim Reexaminations

- A. *A member has been added to the family through birth or adoption or court-awarded custody.*
- B. *A household member is leaving or has left the family unit.*

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISA's) 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: PHA's that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR
- 100% of FMR
- 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)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHA's are not required to complete this section. Section 8 only PHA's 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 PHA's are not required to complete component 6. Section 8-Only PHA's 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 PHA's are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of Henderson		Grant Type and Number Capital Fund Program Grant No: <i>KY36P01250203</i> Replacement Housing Factor Grant No:			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 (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	<i>\$55,000</i>			
3	1408 Management Improvements	<i>\$40,694</i>			
4	1410 Administration	<i>\$81,389</i>			
5	1411 Audit	<i>\$1,200</i>			
6	1415 Liquidated Damages	<i>\$ 0</i>			
7	1430 Fees and Costs	<i>\$8,500</i>			
8	1440 Site Acquisition	<i>\$ 0</i>			
9	1450 Site Improvement	<i>\$25,500</i>			
10	1460 Dwelling Structures	<i>\$573,105</i>			
11	1465.1 Dwelling Equipment—Nonexpendable	<i>\$28,000</i>			
12	1470 Nondwelling Structures	<i>\$ 0</i>			
13	1475 Nondwelling Equipment	<i>\$ 0</i>			
14	1485 Demolition	<i>\$ 0</i>			
15	1490 Replacement Reserve	<i>\$ 0</i>			
16	1492 Moving to Work Demonstration	<i>\$ 0</i>			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of Henderson	Grant Type and Number Capital Fund Program Grant No: <i>KY36P01250203</i> Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
17	1495.1 Relocation Costs	\$ 500			
18	1499 Development Activities				
19	1502 Contingency	\$ 0			
	Amount of Annual Grant: (sum of lines.....)	\$813,888			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: Housing Authority of Henderson		Grant Type and Number Capital Fund Program Grant No: KY36P01250203 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
KY012-1Lawndale	<i>(1) Floors in Kitchen and Utility, replace</i>	1460	10 units	\$22,000				
	<i>(2) Interior Door, replace</i>	1460	10 units	\$27,750				
	<i>(3) Metal Porches at D-Building, rebuild</i>	1460	6 units	\$7,000				
	<i>(4) Concrete Stoops at D-Building, replace</i>	1450	6 units	\$7,000				
	<i>(5) Phone Cable, run</i>	1460	10 units	\$25,500				
	<i>(6) Storage Buildings, build (carryover 2002)</i>	1460	96 Units	\$26,000				
	<i>(7) Hot Water Heaters, replace</i>	1460	30 units	\$11,000				
	<i>(8) Porch Soffits</i>	1460	9 Buildings	\$9,000				
	SUBTOTAL			\$135,250				
KY012-2/Dixon	<i>(1) Floors in Kitchen and Utility, replace</i>	1460	10 units	\$14,000				
	<i>(2) Interior Door, replace</i>	1460	10 units	\$19,000				
	<i>(3) Metal Porches at B-Building, rebuild</i>	1460	4 buildings	\$22,300				
	<i>(4) Metal Porches D-Building, rebuild</i>	1460	1 building	\$5,600				

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

PHA Name: Housing Authority of Henderson		Grant Type and Number Capital Fund Program Grant No: KY36P01250203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
<i>KY012-2/Dixon Continued</i>	<i>(5) Concrete Stoops at B-Building, replace</i>	<i>1450</i>	<i>4 buildings</i>	<i>\$7,500</i>			
	<i>(6) Concrete Stoops at D-Building, replace</i>	<i>1450</i>	<i>1 building</i>	<i>\$2,000</i>			
	<i>(7) Phone Cable, run</i>	<i>1460</i>	<i>10 units</i>	<i>\$12,000</i>			
	<i>(8) Storage Buildings, build (carryover 2002</i>	<i>1460</i>	<i>12 buildings</i>	<i>\$68,000</i>			
	<i>(8) Porch Soffits</i>	<i>1460</i>	<i>5 buildings</i>	<i>\$5,000</i>			
	<i>SUBTOTAL</i>			<i>\$155,400</i>			
<i>KY012-3/4 Sites</i>	<i>(1) Kitchen Cabinets at Elderly, replace</i>	<i>1460</i>	<i>15 units</i>	<i>\$35,800</i>			
	<i>(2) Kitchen Sinks and Faucets at Elderly, replace</i>	<i>1460</i>	<i>15 units</i>	<i>\$3,000</i>			
	<i>(3) Bathrooms at 1 Bedroom Elderly, replace</i>	<i>1460</i>	<i>20 units</i>	<i>\$124,800</i>			
	<i>(4) Wire for Cable at Elderly, Install</i>	<i>1460</i>	<i>20 units</i>	<i>\$18,000</i>			
	<i>(5) Interior Doors at Elderly, replace</i>	<i>1460</i>	<i>20 units</i>	<i>\$34,000</i>			
	<i>(6) Washer Kits at 1 Bedroom Elderly, install</i>	<i>1460</i>	<i>20 units</i>	<i>\$20,000</i>			
	<i>(7) Dryer Vents at 1 Bedroom Elderly, install</i>	<i>1460</i>	<i>10 Units</i>	<i>\$10,000</i>			
	<i>(8) Air Conditioning Units to C Building, replace</i>	<i>1460</i>	<i>8 units</i>	<i>\$20,000</i>			
	<i>SUBTOTAL</i>			<i>\$265,600</i>			

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of Henderson		Grant Type and Number Capital Fund Program Grant No: KY36P01250203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
<i>Cont. KY012-4/840 N. Adams</i>	<i>(1) Bath Tubs, install</i>	<i>1460</i>	<i>2 units</i>	<i>\$5,500</i>			
	<i>(2) Vanities, replace</i>	<i>1460</i>	<i>2 units</i>	<i>\$ 655</i>			
	<i>SUBTOTAL</i>			<i>\$6,155</i>			
<i>HA-wide</i>	<i>(1) A & E</i>	<i>1430</i>		<i>\$7,000</i>			
	<i>(2) Administration</i>	<i>1410</i>		<i>\$81,389</i>			
	<i>(3) Equipment</i>	<i>1475</i>		<i>\$28,000</i>			
	<i>(4) Audit</i>	<i>1411</i>		<i>\$1,200</i>			
	<i>(5) Relocation</i>	<i>1495.1</i>		<i>\$ 500</i>			
	<i>(6) Fees & Costs</i>	<i>1430</i>		<i>\$1,500</i>			
	<i>(7) Landscaping</i>	<i>1450</i>		<i>\$4,000</i>			
	<i>(8) Painting and Restoration</i>	<i>1460</i>		<i>\$13,200</i>			
	<i>(9) Carpet, replace</i>	<i>1460</i>		<i>\$14,000</i>			
	<i>(10) Sidewalk, replace</i>	<i>1450</i>		<i>\$5,000</i>			
	<i>(11) Management Improvements</i>	<i>1408</i>		<i>\$40,694</i>			
	<i>(12) Operations</i>	<i>1406</i>		<i>\$55,000</i>			
	<i>SUBTOTAL</i>			<i>\$251,483</i>			

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

PHA Name:		Grant Type and Number Capital Fund Program No: KY36P01250203 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<i>KY012-1/Lawndale</i>	<i>12/31/04</i>			<i>6/30/2005</i>			
<i>KY012-2/Dixon</i>	<i>12/31/04</i>			<i>6/30/2005</i>			
<i>KY012-3/4 Sites</i>	<i>12/31/04</i>			<i>6/30/2005</i>			
<i>KY012-4/840 N. Adams</i>	<i>12/31/04</i>			<i>6/30/2005</i>			
<i>HA-wide</i>	<i>12/31/04</i>			<i>6/30/2005</i>			

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name <i>Housing Authority of Henderson</i>				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 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
<i>KY012-1/Lawndale</i>	Annual Statement	\$85,250	\$215,000	\$283,000	\$125,105
<i>KY012-2/Dixon</i>		\$152,000	\$153,000	\$63,000	\$143,500
<i>KY012-3/4 Sites</i>		\$197,250	\$143,500	\$141,905	\$211,800
<i>KY012-4/840 N. Adams</i>		\$115,000	\$51,000	\$35,000	\$52,000
<i>HA-wide</i>		\$264,388	\$251,388	\$290,983	\$281,483
CFP Funds Listed for 5-year planning		\$813,888	\$813,888	\$813,888	\$813,888
Replacement Housing Factor Funds		\$ 0	\$ 0	\$ 0	\$ 0

Capital Fund Program Five-Year Action Plan

Part I: Summary

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	KY012-1/Lawndale	(1) Floors in Kitchen and Utility, replace (10 units)	\$14,000	KY012-1/Lawndale	(1) Floors in Kitchen and Utility, replace (10 units)	\$15,000
Annual		(2) Interior Doors, replace (10 units)	\$25,000		(2) Interior Doors, replace (10 units)	\$25,000
State--ment		(3) Phone Cable, run (10 units)	\$10,000		(3) Phone Cable, run (10 units)	\$11,000
		(4) Hot Water Heaters, install (30 units)	\$11,250		(4) Baseboards, replace (5 units)	\$12,000
		(5) Baseboards, replace (10 units)	\$15,000		(5) Washer Kits at 1 Bedroom-Elderly, replace (10 units)	\$12,000
		(6) Washer Kits at 1 Bedroom-Elderly, replace (20 units)	\$10,000		(6) House, build	\$120,000
		SUBTOTAL	\$85,250		(7) Patio at 1-Bedroom, build (38 units)	\$20,000
					SUBTOTAL	\$215,000
	KY012-2/Dixon	(1) Floors in Kitchen and Utility, replace (5 units)	\$7,000	KY012-2/Dixon	(1) Floors in Kitchen and Utility, replace (5 units)	\$8,000
		(2) Interior Doors, install (5 units)	\$12,500		(2) Interior Doors, install (5 units)	\$14,000
		(3) Phone Cable, run (5 units)	\$5,000		(3) Phone Cable, run (5 units)	\$6,500

Capital Fund Program Five-Year Action Plan

Part I: Summary

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		
	(4) Baseboards, replace (10 units)	\$7,500	(4) Baseboards, replace (10 units)	\$8,000	
	(5) Washer Kits, replace (5 units)	\$5,000	(5) Washer Kits, replace (5 units)	\$6,500	
	(6) House, build	\$115,000	(6) Heaters, replace (66 units)	\$70,000	
	SUBTOTAL	\$152,000	(7) Roof Barret Gym, replace	\$40,000	
			SUBTOTAL	\$153,000	
KY012-3/4 Sites	(1) Interior Doors at Elderly, replace (15 units)	\$26,250	KY012-3/4 Sites	(1) Bath at 1 Bedroom-Elderly, remodel (9 units)	\$65,000
	(2) Phone Cable at Elderly, run (15 units)	\$15,000		(2) Bath at 0 Bedroom-Elderly, remodel (6 units)	\$20,000
	(3) Bath at Elderly, remodel (15 units)	\$98,000		(3) Phone Cable at Elderly, run (15 units)	\$17,000
	(4) Dryer Vents at 1 Bedroom-Elderly, replace (units)	\$7,000		(4) Interior Doors at Elderly, replace (15 units)	\$27,000
	(5) Washer Kits at 1 Bedroom-Elderly, replace (15 units)	\$15,000		(5) Washer Kits at 1 Bedroom-Elderly, replace (9 units)	\$10,000
	(6) A/C Units, 1 Bedroom-Fagan, install (36 units)	\$36,000		(6) Dryer Vents at 1 Bedroom-Elderly, replace (9 units)	\$4,500
	SUBTOTAL	\$197,250		SUBTOTAL	\$143,500

Capital Fund Program Five-Year Action Plan

Part I: Summary

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		
	<i>KY012-4/840 N. Adams</i>	<i>(1) Storm Doors, replace (103 units)</i>	<i>\$45,000</i>	<i>KY012-4/840 N. Adams</i>	<i>(1) Air Conditioning, replace (51 Units)</i>	<i>\$51,000</i>
		<i>(2) Blacktop back of building, replace</i>	<i>\$20,000</i>		<i>SUBTOTAL</i>	<i>\$51,000</i>
		<i>(3) Air Conditioning, replace (50 units)</i>	<i>\$50,000</i>			
		<i>SUBTOTAL</i>	<i>\$115,000</i>			
	<i>HA-wide</i>	<i>(1) A & E</i>	<i>\$7,000</i>	<i>HA-wide</i>	<i>(1) A & E</i>	<i>\$7,000</i>
		<i>(2) Administration</i>	<i>\$81,389</i>		<i>(2) Administration</i>	<i>\$81,389</i>
		<i>(3) Equipment</i>	<i>\$30,000</i>		<i>(3) Equipment</i>	<i>\$28,000</i>
		<i>(4) Audit</i>	<i>\$1,200</i>		<i>(4) Audit</i>	<i>\$1,200</i>
		<i>(5) Relocation</i>	<i>\$ 500</i>		<i>(5) Relocation</i>	<i>\$ 500</i>
		<i>(6) Fees and Costs</i>	<i>\$1,500</i>		<i>(6) Fees and Costs</i>	<i>\$1,500</i>
		<i>(7) Landscaping</i>	<i>\$6,905</i>		<i>(7) Landscaping</i>	<i>\$3,905</i>
		<i>(8) Painting and Restoration</i>	<i>\$13,200</i>		<i>(8) Painting and Restoration</i>	<i>\$13,200</i>
		<i>(9) Carpet, replace</i>	<i>\$14,000</i>		<i>(9) Carpet, replace</i>	<i>\$14,000</i>
		<i>(10) Sidewalk, replace</i>	<i>\$5,000</i>		<i>(10) Sidewalk, replace</i>	<i>\$5,000</i>
		<i>(12) A/C and Compressors</i>	<i>\$8,000</i>		<i>(11) Management Improvement</i>	<i>\$40,694</i>
		<i>(13) Management Improvement</i>	<i>\$40,694</i>		<i>(12) Operations</i>	<i>\$55,000</i>
		<i>(14) Operations</i>	<i>\$55,000</i>		<i>SUBTOTAL</i>	<i>\$251,388</i>
		<i>SUBTOTAL</i>	<i>\$264,388</i>			
	Total CFP Estimated Cost		<i>\$813,888</i>			<i>\$813,888</i>

Capital Fund Program Five-Year Action Plan

Part I: Summary

Activities for Year 1	Activities for Year : <u>4</u> FFY Grant: 2006 PHA FY: 2006			Activities for Year: <u>5</u> FFY Grant: 2007 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	KY012-1/Lawndale	(1) Floors in Kitchen and Utility, replace (10 units)	\$15,000	KY012-1/Lawndale	(1) Floors in Kitchen and Utility, replace (10 units)	\$15,000
Annual		(2) Interior Doors, replace (10 units)	\$25,000		(2) Interior Doors, replace (10 units)	\$25,000
Statement		(3) Phone Cable, run (10 units)	\$11,000		(3) Phone Cable, run (10 units)	\$11,000
		(4) Baseboards, replace (10 units)	\$15,000		(4) Baseboards, replace (10 units)	\$15,000
		(5) Washer Kits at 1 Bedroom-Elderly, replace (10 units)	\$12,000		(5) Washer Kits at 1 Bedroom-Elderly, replace (10 units)	\$12,000
		(6) House, build	\$90,000		(6) Heater, replace, 1 bedroom (38 units)	\$47,105
		(7) Heater, replace (96 units)	\$115,000		SUBTOTAL	\$125,105
		SUBTOTAL	\$283,000			
	KY012-2/Dixon	(1) Floors in Kitchen and Utility, replace (5 units)	\$8,000	KY012-2/Dixon	(1) Floors in Kitchen and Utility, replace (5 units)	\$8,500
		(2) Interior Doors, replace (5 units)	\$19,000		(2) Interior Doors, install (5 units)	\$14,000

Capital Fund Program Five-Year Action Plan
Part I: Summary

Activities for Year 1	Activities for Year : <u>4</u> FFY Grant: 2006 PHA FY: 2006		Activities for Year: <u>5</u> FFY Grant: 2007 PHA FY: 2007		
	(3) <i>Phone Cable, install (5 units)</i>	\$6,500	(3) <i>Phone Cable, run (5 units)</i>	\$6,500	
	(4) <i>Baseboards, replace (5 units)</i>	\$8,000	(4) <i>Baseboards, replace (5 units)</i>	\$8,000	
	(5) <i>Washer Kits, replace (5 units)</i>	\$6,500	(5) <i>Washer Kits, replace (5 units)</i>	\$6,500	
	(6) <i>Patio at 1-Bedroom, build (20 units)</i>	\$15,000	(6) <i>House, build</i>	\$100,000	
	<i>SUBTOTAL</i>	\$63,000	<i>SUBTOTAL</i>	\$143,500	
<i>KY012-3/4 Sites</i>	(1) <i>Interior Doors at Elderly, replace (10 units)</i>	\$15,000	<i>KY012-3/4 Sites</i>	(1) <i>Interior Doors at Elderly, replace (8 units)</i>	\$15,000
	(2) <i>Phone Cable Elderly, install (10 units)</i>	\$11,000		(2) <i>Phone Cable at Elderly, run (8 units)</i>	\$10,000
	(3) <i>Bath at 0 Bedroom-Elderly, remodel (10 units)</i>	\$32,000		(3) <i>Bath at Elderly, remodel (8 units)</i>	\$30,000
	(4) <i>A/C at Madison, replace (36 units)</i>	\$36,000		(4) <i>Heaters 8th Street, install (50 units)</i>	\$40,800
	(5) <i>Patio at Madison, build (22 units)</i>	\$15,000		(5) <i>Heaters Madison, install (21 units)</i>	\$30,000
	(6) <i>Turn 651 into Duplex</i>	\$32,905		(6) <i>A/C 8th Street, install (32 units)</i>	\$51,000
	<i>SUBTOTAL</i>	\$141,905		(7) <i>Patio 8th Street, install</i>	\$35,000
				<i>SUBTOTAL</i>	\$211,800

Capital Fund Program Five-Year Action Plan
Part I: Summary

Activities for Year 1	Activities for Year : <u>4</u> FFY Grant: 2006 PHA FY: 2006			Activities for Year: <u>5</u> FFY Grant: 2007 PHA FY: 2007		
	<i>KY012-4/840 N. Adams</i>	<i>(1) Baths, remodel (10 units)</i>	<i>\$35,000</i>	<i>KY012-4/840 N. Adams</i>	<i>(1) Baths, remodel (15 units)</i>	<i>\$45,000</i>
		SUBTOTAL	\$35,000		<i>(2) Blacktop- back of building, seal</i>	\$7,000
					SUBTOTAL	\$52,000
	<i>HA-wide</i>	<i>(1) A & E</i>	<i>\$7,000</i>			
		<i>(2) Administration</i>	<i>\$81,389</i>	<i>HA-wide</i>	<i>(1) A & E</i>	<i>\$7,000</i>
		<i>(3) Equipment</i>	<i>\$41,500</i>		<i>(2) Administration</i>	<i>\$81,389</i>
		<i>(4) Audit</i>	<i>\$1,200</i>		<i>(3) Equipment</i>	<i>\$40,000</i>
		<i>(5) Relocation</i>	<i>\$ 500</i>		<i>(4) Audit</i>	<i>\$1,200</i>
		<i>(6) Fees and Costs</i>	<i>\$1,500</i>		<i>(5) Relocation</i>	<i>\$ 500</i>
		<i>(7) Landscaping</i>	<i>\$8,000</i>		<i>(6) Fees and Costs</i>	<i>\$1,500</i>
		<i>(8) Painting and Restoration</i>	<i>\$13,200</i>		<i>(7) Landscaping</i>	<i>\$4,000</i>
		<i>(9) Carpet, replace</i>	<i>\$14,000</i>		<i>(8) Painting and Restoration</i>	<i>\$13,200</i>
		<i>(10) Sidewalk, replace</i>	<i>\$9,000</i>		<i>(9) Carpet, replace</i>	<i>\$14,000</i>
		<i>(11) Trees, remove</i>	<i>\$10,000</i>		<i>(10) Sidewalk, replace</i>	<i>\$5,000</i>
		<i>(12) A/C and Compressors</i>	<i>\$8,000</i>		<i>(11) Trees, remove</i>	<i>\$10,000</i>
		<i>(13) Management Improvement</i>	<i>\$40,694</i>		<i>(12) A/C and Compressors</i>	<i>\$8,000</i>
		<i>(14) Operations</i>	<i>\$55,000</i>		<i>(13) Management Improvement</i>	<i>\$40,694</i>
		SUBTOTAL	\$290,983		<i>(14) Operations</i>	<i>\$55,000</i>
					SUBTOTAL	\$281,483
Total CFP Estimated Cost			\$813,888			
						\$813,888

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

Applicability of sub-component 7B: All PHA's 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 PHA's 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 PHA's 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

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 PHA's 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. PHA's 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	

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 PHA's 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. PHA's 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 PHA’s** 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 (1)]

Exemptions from Component 12: High performing and small PHA’s are not required to complete this component. Section 8-Only PHA’s 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)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

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

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHA's not participating in PHDEP and Section 8 Only PHA's may skip to component 15. High Performing and small PHA's 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

PHA's eligible for FY 2002 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 2002 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment.

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

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHA's are not required to complete this component. High performing and small PHA's 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)

Attachment C--Attached at Attachment (File name) *ky012c02*

Provided below:

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

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: (provide name here) ***City of Henderson***

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)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The Housing Authority received \$48,950 from the City of Henderson to facilitate the purchase of properties located at 700 – 702 and 725 Dr. Martin Luther King Jr., Blvd. for future development. The City of Henderson has provided Community Development Block Grant funding for supplemental police services in low-income neighborhoods from the public services line-item.

The City of Henderson, in forthcoming five years, will attempt to accomplish the activities of providing homebuyer assistance to 18 low-income families and improve recreational opportunities for low-income children by improving parks and expanding community centers in lower income communities.

D. Other Information Required by HUD

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

Attachments

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

PHA Plan Table Library

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: (MM/YYYY)

Original Annual Statement

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

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

ATTACHMENT A

ADMISSIONS POLICY FOR DECONCENTRATION

INTRODUCTION: In an ongoing effort for the Housing Authority to meet or exceed the laws and regulations regarding its public housing programs, the following Deconcentration Policy has been developed in order to comply with the Quality Housing and Work Responsibility Act of 1998, Section 513.

INCOME MIX TARGETING: To meet the requirements of the Act and subsequent HUD regulations, at least 40 percent of families admitted in any fiscal year to public housing by the Housing Authority must have incomes that do not exceed 30% of the area median.

PROHIBITION OF CONCENTRATION OF LOW-INCOME FAMILIES: The Housing Authority will not, in meeting this income mix targeting, concentrate very low-income families, or other families with relatively low incomes, in public housing units in certain projects or certain buildings. The Housing Authority will review the income and occupancy characteristics of the housing projects and the buildings of each project annually to ensure that a low-income concentration does not occur or, that steps are taken to reduce any concentration of poverty already in existence.

DECONCENTRATION: The Housing Authority will make every effort to deconcentrate families of certain income characteristics within the Authority developments. To achieve this, the Housing Authority will offer incentives for eligible families having higher incomes to occupy dwelling units in projects predominantly occupied by eligible families having lower incomes, and provide for occupancy of eligible families having lower incomes in project predominantly occupied by eligible families having higher incomes. Incentives by the Housing Authority allow for the eligible family to have the sole discretion in determining whether to accept the incentive and the Housing Authority will not take any adverse action toward any eligible family for choosing not to accept these incentives. The skipping of a family on the waiting list to reach another family to implement this Deconcentration Policy shall not be considered an adverse action. As such, the Housing Authority will continue to accept applications and place the individuals on a waiting list.

Selection will be made based on a combination of application date and time, and an income target mix. A family may be “skipped over” to offer a vacancy to the first qualifying family with a targeted income. This Authority will define a “higher-income family” as one earning more than the calculated average for that development, and a “lower-income family” as one earning less than the calculated average.

The Housing Authority will track the income mix within each project as an effort to avoid a concentration of higher or lower income families in any one building or development. From the tables below, there is a concentration of Very-Low income families in all the HHA developments.

The HUD FY 2002 Income Limits and Fair Market Rent Data show the thirty, fifty and eighty percents of the Median Income per number in a household are as follows:

# Person	30% of Median	50% Very Low Income	80% Low Income
1	\$11,500	\$19,150	\$30,650
2	\$13,150	\$21,900	\$35,000
3	\$14,750	\$24,600	\$39,400
4	\$16,400	\$27,350	\$43,750
5	\$17,700	\$29,550	\$47,250
6	\$19,050	\$31,750	\$50,750
7	\$20,350	\$33,900	\$54,250
8	\$21,650	\$36,100	\$57,750

On 11/1/2002, the Authority had 405 of its 430 public housing units filled as follows:

% of median	# families	%
30	284	70
50	80	20
80	41	10

Project (Units)	<30% of Median		<50% of Median		<80% of Median		Total Units and Vacancies	
	#	%	#	%	#	%	# Units	#Vacs
KY 012-1(134)	80	62	112	87	129	100.0	134	5
KY 012-2(66)	51	77	60	91	66	100.0	66	0
KY 012-3(130)	83	67	110	87	126	100.0	130	4
KY 012-4(100)	70	83	82	98	84	100.0	100	16

On 11/1/2002, the Authority had 67 families on its waiting list. Of the total, 49 (73%) had incomes under 30% of the median, 16 (24%) had incomes above 30% but below 50% of the median, and 2 (3%) had incomes above 50% but less than 80% of the median income.

All four (4) projects had greater than 60% (percent) of the families with thirty (30) percent or less of the median income. Monitoring is and will continue to be conducted to confirm that at least forty (40) percent of all new leases will be to families that earn an amount equal to or less than thirty (30) percent of median income.

Company downsizing, along with a number of industry closings, has caused a decline in the area economy. As a result, we have had an increase of 7 families with incomes below 30% of the AMI and an increase of 2 families with income 50% for the AMI in the projects noted above. CHAS data shows the City of Henderson has 3,871 renter families that earn incomes that qualify them for Public Housing assistance. Of these, 2,008 have housing problems and 361 (at any one time) are looking for a house to rent. The Authority’s waiting list shows that 97% of the eligible families are earning less than 50% of the AMI. In other words, approximately 97% of the waiting families are in poverty. Obviously, some higher incomes do exist and every effort will be made to attract more to public housing.

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

The Housing Authority of Henderson's Comprehensive Drug Prevention Programs

The Housing Authority of Henderson's Community and Technology (CAT Center) after school program began in December 2001. The facility is equipped with a computer lab, cafeteria, game room, media/resource room, tutorial/homework room, and meeting room. The CAT Center is staffed by two full time and three part-time individuals in order to meet the needs of the growing number of participants.

This program is in operation week days from 2:30 – 5:30 PM. The Henderson County School Bus System transports children from school to the facility. At the conclusion of programming children are transported home by CAT Center Staff or they are picked up by family. An after school nutritious snack is provided to the children. The average weekly attendance of programming is 80 children from ages 6-15 years.

Programming includes but is not limited to:

Men-In-The-Making (Martial Arts)	Anti-Drug Presentations/Education
Girl Power!	Tutoring
Boy Scouts	Homework Completion
Girl Scouts	Computer Lab/Computer Instruction
Character Building	4-H Projects/Activities
Community Service Projects	Special Crafts

In order to provide the best possible services to the participants, we maintain regular contact with the school system to track grades, attendance, and behavioral success. Intervention is provided when necessary to aid individuals to reach their highest potential and keep them in school. Meetings are held with family and referrals made when additional external intervention is required. Incentive programs are in place that reward children with good conduct records in programming and also in school.

In addition to the above programs for youth, the Community and Technology center offers a variety of educational/computer programs for adults and senior citizens.

The above programming is funded through the following sources:

Kentucky Juvenile Justice Grant	\$58,092
United Way – Venture Grant	\$10,000
Capital Fund Management Improvements	\$40,694

ATTACHMENT C
COMMENTS OF RESIDENT ADVISORY BOARD
PUBLIC HOUSING AGENCY PLANS

Date: November 19, 2002, 10:00 A.M.
Location: Boswell Conference Room—111 South Adams Street
Present: Board: Ms. Willie M. Ballard, President; Shirley Oliver, Vice-President; Ms. Nadine Marshall, Secretary; Ms. Wanda Hawkins, Treasurer; and Ms. Nancy Patterson; (see attached sign-in sheet)
Staff: Bobbie Jarrett, Executive Director; Mary Ann Phillips, Administrative Assistant

Ms. Jarrett reviewed with the Board the revised sections of the Public Housing Agency Plans, namely, Admissions and Continued Occupancy Policy; Section 8 Administration Plan; PHA Plans Template; FFY 2003 Capital Fund Program Annual Statement; FFY 2001 and FFY 2002 Performance and Evaluation Report; and Capital Fund Program Five-Year Action Plan.

During the review, the Board members provided the following input:

<i>Page # and Item</i>	<i>Comment from Board Member</i>	<i>HA Response</i>
Template, 5 Year Plan, page 2 Objective: Renovate or modernize public housing units: Renovate/modernize to increase marketability and, when feasible, add amenities through Capital Funds.	KY012-1: The lighting in the alley at Lawndale (21 Bldg.) is bad.	Additional lighting has been put up at the entrance of the City maintained alley way.
	KY012-1: A resident at Lawndale would like to have a light over her sink.	The Executive Director and the Modernization and Maintenance Coordinator will evaluate the need for a light over the kitchen sink. Visited the resident at Lawndale and suggested she increase her wattage in the ceiling light. Resident currently using 40 watt bulb.
	KY012-3: The sidewalks at Fagan Square have a pooling of water when there is a substantial amount of rain.	The Executive Director and the Modernization and Maintenance Coordinator evaluated the sidewalks and determined that the sidewalks will be replaced and elevated to alleviate pooling.
	KY012-3: The Residents at Eighth St. Ct. (1-Bedroom units) would like to have storage buildings.	The Executive Director and the Modernization and Maintenance Coordinator visited the area and determined that there is not enough room for the storage buildings to be constructed. *Note: Family units at Eighth St. Ct. have storage buildings (i.e. 2, 3, 4, and 5 bedrooms). Larger yards made construction of the storage buildings feasible.
	KY012-3: The Residents at 1-Bedroom units at Eighth St. Ct. would like new kitchen cabinets installed.	Kitchen cabinets will be installed FFY 2003 and FFY 2004.
	KY012-4: Would like to have a flag pole displaying the American flag in the courtyard at 840 N. Adams.	The Executive Director and the Modernization and Maintenance Coordinator have plans to erect a flag pole displaying the American flag with lights.
	KY012-4: Apartments at 840 N. Adams need new carpet.	Included every year in the Capital Fund budget is money for carpet replacement. Residents are put on the list for replacement during semi-annual inspections.
	KY012-4: The Residents at 840 N. Adams and other elderly units would like to have pull chains installed.	We will be doing sample units during the modernization of KY012-3 (Fagan Square Apartments) and in vacant units at 840 N. Adams in FFY 2003.
	HA-wide:	We reviewed the changes to the ACOP and the Section 8 Administrative Plan.

<i>Page # and Item</i>	<i>Comment from Board Member</i>	<i>HA Response</i>
Template, 5 Year Plan Objective:	The Board was pleased with the overall management of the Housing Authority and our PHAS score of 99. They felt that the overall appearance of our units is outstanding and are proud to be Residents.	
Template, FY 2003 Annual Plan		
Capital Fund Program Table (ky012h01)	The Residents are very pleased with the house built at KY12-3 and are pleased that the Housing Authority has purchased lots on MLK, Jr. Blvd. By purchasing the lots and tearing down old abandoned buildings, it has eliminated all the loitering and Residents feel safer driving or walking through area.	
Misc.		

Required Attachment D: Resident Member on the PHA Governing Board

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

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

Ms. Willie M. Ballard--President, Resident Advisory Board

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

Elected —***Invitation was issued for the President elected by peers to serve on the Board.***

Appointed

C. The term of appointment is (include the date term expires): ***two years--August 1, 2002-August 31, 2004***

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

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

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

Other (explain):

B. Date of next term expiration of a governing board member: ***September 30, 2004***

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Mayor Henry Lackey

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

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

<i>Ms. Willie Ballard</i>	<i>President</i>	<i>Housing Authority</i>
<i>Ms. Shirley Oliver</i>	<i>Vice-President</i>	<i>Housing Authority</i>
<i>Ms. Nadine Marshall</i>	<i>Secretary</i>	<i>Housing Authority</i>
<i>Ms. Wanda Hawkins</i>	<i>Treasurer</i>	<i>Housing Authority</i>
<i>Ms. Nancy Patterson</i>		<i>Housing Authority</i>
<i>Vacancy--Dixon & Ingram</i>		<i>Housing Authority</i>
<i>Vacancy</i>		<i>Section 8</i>

Attachment F

Definition of Substantial Deviation and Significant Amendment or Modification

The following actions are defined as substantial deviation or significant amendment or modification:

GOALS

- Additions or deletions of Strategic Goals

PROGRAMS

- Any change with regard to demolition or disposition, designation of housing, homeownership programs or conversion activities

CAPITAL BUDGET

- Additions of non-emergency work items (items not included in the current Annual Statement or Five Year Action Plan) or change in use of replacement reserve funds

POLICIES

- Changes to rent or admissions policies or organization of the waiting list

An exception to the above definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements since such changes are not considered significant amendments by HUD.

Attachment G
Component 10 (B) Voluntary Conversion Initial Assessments

- a. How many of the PHA’s developments are subject to the Required Initial Assessments?

4

- b. How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?

None

- c. How many Assessments were conducted for the PHA’s covered developments?

One for each development

- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

There are no developments appropriate for conversion.

Development Name	Number of Units

- d. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: <i>Housing Authority of Henderson</i>		Grant Type and Number Capital Fund Program Grant No: <i>KY36P01250102</i> Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/02 <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	0	0	0	0
2	1406 Operations	0	40,155	0	0
3	1408 Management Improvements	53,905	53,905	0	0
4	1410 Administration	81,389	81,389	52,912.13	52,912.13
5	1411 Audit	1,200	1,200	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	13,500	13,500	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	47,649	54,194	10,129.85	10,129.85
10	1460 Dwelling Structures	512,045	500,345	71,548.12	71,548.12
11	1465.1 Dwelling Equipment—Nonexpendable	28,700	28,700	0	0
12	1470 Nondwelling Structures	45,000	10,000	12,440.61	12,440.61
13	1475 Nondwelling Equipment	30,000	30,000	30,581.90	30,581.90
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	500	500	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	813,888	813,888	177,612.61	177,612.61
22	Amount of line 21 Related to LBP Activities	0	0	0	0

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

PHA Name: <i>Housing Authority of Henderson</i>		Grant Type and Number Capital Fund Program Grant No: KY36P01250102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance	0	0	0	0
24	Amount of line 21 Related to Security – Soft Costs	0	0	0	0
25	Amount of Line 21 Related to Security – Hard Costs	8,000	14,825	6,825.00	6,825.00
26	Amount of line 21 Related to Energy Conservation Measures	41,400	41,400		

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: <i>Housing Authority of Henderson</i>			Grant Type and Number Capital Fund Program Grant No: <i>KY36P01250102</i> Replacement Housing Factor Grant No:			Federal FY of Grant: <i>2002</i>		
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	
<i>KY012-1/ Lawndale</i>	<i>(1) Washer Kits, install</i>	<i>1460</i>	<i>40 units</i>	<i>32,800</i>	<i>32,800</i>	<i>0</i>	<i>0</i>	<i>Ongoing</i>
	<i>(2) Siding on C-Building, replace</i>	<i>1460</i>	<i>6 buildings</i>	<i>25,000</i>	<i>25,000</i>	<i>0</i>	<i>0</i>	<i>Ongoing</i>
	<i>(3) Metal Porches at C-Building, rebuild</i>	<i>1460</i>	<i>6 buildings</i>	<i>16,000</i>	<i>16,000</i>	<i>4,619.82</i>	<i>4,619.82</i>	<i>Ongoing</i>
	<i>(4) Concrete Stoops at C-Building, replace</i>	<i>1450</i>	<i>6 buildings</i>	<i>10,000</i>	<i>10,000</i>	<i>695.85</i>	<i>695.85</i>	<i>Ongoing</i>
	<i>(5) Metal Porches at B-Building, rebuild</i>	<i>1460</i>	<i>7 buildings</i>	<i>36,000</i>	<i>36,000</i>	<i>1,539.94</i>	<i>1,539.94</i>	<i>Ongoing</i>
	<i>(6) Concrete Stoops at B-Building, replace</i>	<i>1450</i>	<i>7 buildings</i>	<i>12,000</i>	<i>12,000</i>	<i>0</i>	<i>0</i>	<i>Ongoing</i>
	<i>(7) Storage Buildings, build</i>	<i>1460</i>	<i>24 buildings</i>	<i>80,000</i>	<i>80,000</i>	<i>0</i>	<i>0</i>	<i>Ongoing</i>
	<i>(8) Carbon Monoxide Detectors, install</i>	<i>1460</i>	<i>134 units</i>	<i>14,000</i>	<i>14,000</i>	<i>0</i>	<i>0</i>	<i>Ongoing</i>
	<i>(9) Hot Water Heaters, replace</i>	<i>1460</i>	<i>40 units</i>	<i>14,000</i>	<i>14,000</i>	<i>0</i>	<i>0</i>	<i>Ongoing</i>
	SUBTOTAL			239,800	239,800	6,855.61	6,855.61	
<i>KY012-2/ Dixon</i>	<i>(1) Washer Kits, install</i>	<i>1460</i>	<i>16 units</i>	<i>12,800</i>	<i>12,800</i>	<i>0</i>	<i>0</i>	<i>Ongoing</i>
	<i>(2) Carbon Monoxide Detectors, install</i>	<i>1460</i>	<i>66 units</i>	<i>5,000</i>	<i>5,000</i>	<i>0</i>	<i>0</i>	<i>Ongoing</i>

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

PHA Name: <i>Housing Authority of Henderson</i>		Grant Type and Number Capital Fund Program Grant No: <i>KY36P01250102</i> Replacement Housing Factor Grant No:				Federal FY of Grant: <i>2002</i>		
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	
<i>KY012-2/ Dixon Cont.</i>	<i>(3) Barret Center, remodel</i>	<i>1470</i>	<i>1 building</i>	<i>30,000</i>	<i>10,000</i>	<i>0</i>	<i>0</i>	<i>Ongoing</i>
	<i>(4) House, build</i>	<i>1460</i>	<i>1 house</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	
	<i>(5) Hot Water Heaters, replace</i>	<i>1460</i>	<i>25 units</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>Not needed at this time</i>
	<i>(6) Wire for Cable, replace</i>	<i>1460</i>	<i>6 units</i>	<i>6,850</i>	<i>6,850</i>	<i>0</i>	<i>0</i>	<i>Ongoing</i>
	<i>(7) Fence (Dixon), install</i>	<i>1450</i>		<i>8,000</i>	<i>8,000</i>	<i>0</i>	<i>0</i>	<i>Ongoing</i>
	<i>SUBTOTAL</i>			<i>62,650</i>	<i>42,650</i>	<i>0</i>	<i>0</i>	
<i>KY012-3/ 4 Sites</i>	<i>(1) House Build – (Cont. from CF 2001)</i>	<i>1460</i>	<i>1 unit</i>	<i>0</i>	<i>28,000</i>	<i>16,477.02</i>	<i>16,477.02</i>	
	<i>(2) Section 504 Units at Fagan Square</i>	<i>1460</i>	<i>7 units</i>	<i>0</i>	<i>21,000</i>			
	<i>(3) Washer Kits at 1-Bedroom Elderly, install</i>	<i>1460</i>	<i>10 units</i>	<i>8,000</i>	<i>8,000</i>	<i>1.16</i>	<i>1.16</i>	<i>Ongoing</i>
	<i>(4) Carbon Monoxide Detectors, install</i>	<i>1460</i>	<i>53 units</i>	<i>4,000</i>	<i>4,000</i>	<i>0</i>	<i>0</i>	<i>Ongoing</i>
	<i>(5) Ranges and Range Hoods at Elderly, replace</i>	<i>1465.1</i>	<i>78 units</i>	<i>28,700</i>	<i>28,700</i>	<i>0</i>	<i>0</i>	<i>Ongoing</i>
	<i>(6) Kitchen Cabinets, Sinks, and Faucets at Fagan Square, replace</i>	<i>1460</i>	<i>50 units</i>	<i>95,000</i>	<i>55,300</i>	<i>3,552.00</i>	<i>3,552.00</i>	<i>Ongoing</i>
	<i>(7) Interior Doors, replace</i>	<i>1460</i>	<i>10 units</i>	<i>17,020</i>	<i>17,020</i>	<i>4,110.89</i>	<i>4,110.89</i>	<i>Ongoing</i>
	<i>(8) Bathrooms, remodel</i>	<i>1460</i>	<i>10 units</i>	<i>70,000</i>	<i>47,000</i>	<i>24,607.93</i>	<i>24,607.93</i>	<i>Ongoing</i>
	<i>(9) Wire for Cable, install</i>	<i>1460</i>	<i>10 units</i>	<i>10,000</i>	<i>10,000</i>	<i>19.49</i>	<i>19.49</i>	<i>Ongoing</i>

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

PHA Name: <i>Housing Authority of Henderson</i>		Grant Type and Number Capital Fund Program Grant No: <i>KY36P01250102</i> Replacement Housing Factor Grant No:				Federal FY of Grant: <i>2002</i>		
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	
<i>KY012-3/ 4 Sites Cont</i>	<i>(10) Range Hoods at Elderly, replace</i>	<i>1460</i>	<i>64 units</i>	<i>6,400</i>	<i>6,400</i>	<i>2,415.50</i>	<i>2,415.50</i>	<i>Ongoing</i>
	<i>(11) Hot Water heaters at D&I & 750 (low-boy), replace</i>	<i>1460</i>	<i>8 units</i>	<i>2,400</i>	<i>2,400</i>			<i>Ongoing</i>
	<i>(12) Fence, install - Fagan</i>	<i>1450</i>		<i>0</i>	<i>6,545</i>	<i>6,825.00</i>	<i>6,825.00</i>	<i>Completed October 2002</i>
	<i>(13) Baseboard Heaters at Elderly, Install</i>	<i>1460</i>	<i>10 units</i>	<i>0</i>	<i>2,000</i>	<i>0</i>	<i>0</i>	<i>Ongoing</i>
	<i>SUBTOTAL</i>			<i>241,520</i>	<i>236,365</i>	<i>58,008.99</i>	<i>58,008.99</i>	
<i>KY012-4/ 840 N. Adams</i>	<i>(1) Laundry Room at Apt. 140, build</i>	<i>1470</i>	<i>1 unit</i>	<i>15,000</i>	<i>0</i>	<i>12,440.61</i>	<i>12,440.61</i>	<i>FFY 2003</i>
	<i>(2) Bath Tubs, install</i>	<i>1460</i>	<i>7 units</i>	<i>11,200</i>	<i>11,200</i>	<i>0</i>	<i>0</i>	<i>Ongoing</i>
	<i>(3) Vanities, replace</i>	<i>1460</i>	<i>7 units</i>	<i>1,000</i>	<i>1,000</i>	<i>0</i>	<i>0</i>	<i>Ongoing</i>
	<i>SUBTOTAL</i>			<i>27,200</i>	<i>12,200</i>	<i>12,440.61</i>	<i>12,440.61</i>	

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part III: Implementation Schedule								
PHA Name: Housing Authority of Henderson			Grant Type and Number Capital Fund Program No: KY36P01250102 Replacement Housing Factor No:			Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-wide	(1) A & E	1430		12,000	12,000	0	0	
	(2) Administration	1410		81,389	81,389	52,912.13	52,912.13	
	(3) Equipment	1475		30,000	30,000	30,581.90	30,581.90	
	(4) Audit	1411		1,200	1,200	0	0	
	(5) Relocation	1495.1		500	500	0	0	
	(6) Fees & Costs	1430		1,500	1,500	0	0	
	(7) Landscaping	1450		5,000	5,000	2,609.00	2,609.00	
	(8) Painting and Restoration	1460		21,668	21,668	4,125.12	4,125.12	
	(9) Carpet, replace	1460		22,907	22,907	10,079.25	10,079.25	
	(10) Sidewalk, replace	1450		5,000	5,000	0	0	
	(11) Management Improvements	1408		53,905	53,905	0	0	
	(12) Trees, remove	1450		7,649	7,649	0	0	
	(13) Operations	1406		0	40,155	0	0	
	SUBTOTAL			242,718.00	282,873.00	100,307.40	100,307.40	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: <i>Housing Authority of Henderson</i>		Grant Type and Number Capital Fund Program No: <i>KY36P01250102</i> Replacement Housing Factor No:				Federal FY of Grant: <i>2002</i>	
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	
<i>KY012-1/Lawndale</i>	<i>12/31/2003</i>			<i>6/30/2004</i>			
<i>KY012-2/Dixon</i>	<i>12/31/2003</i>			<i>6/30/2004</i>			
<i>KY012-3/4 Sites</i>	<i>12/31/2003</i>			<i>6/30/2004</i>			
<i>KY012-4/840 N. Adams</i>	<i>12/31/2003</i>			<i>6/30/2004</i>			
<i>HA-wide</i>	<i>12/31/2003</i>			<i>6/30/2004</i>			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Housing Authority of Henderson		Grant Type and Number Capital Fund Program Grant No: KY36P01250101 Replacement Housing Factor Grant No:			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: 12/31/2002 <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	0	0	0.00	0.00	
2	1406 Operations	0	0	0.00	0.00	
3	1408 Management Improvements	3,144	2,913	2,912.49	2,912.49	
4	1410 Administration	85,294	85,294	85,294.00	85,294.00	
5	1411 Audit	1,200	1,200	1,200.00	1,200.00	
6	1415 Liquidated Damages	0	0	0.00	0.00	
7	1430 Fees and Costs	8,500	7,235	7,235.00	7,235.00	
8	1440 Site Acquisition	0	0	0.00	0.00	
9	1450 Site Improvement	70,729	63,269	63,269.60	63,269.60	
10	1460 Dwelling Structures	565,670	580,262	580,262.40	580,262.40	
11	1465.1 Dwelling Equipment—Nonexpendable	30,000	26,055	26,054.60	26,054.60	
12	1470 Nondwelling Structures	79,900	78,013	78,012.45	78,012.45	
13	1475 Nondwelling Equipment	8,000	8,360	8,360.46	8,360.46	
14	1485 Demolition	0	0	0.00	0.00	
15	1490 Replacement Reserve	0	0	0.00	0.00	
16	1492 Moving to Work Demonstration	0	0	0.00	0.00	
17	1495.1 Relocation Costs	500	336	336.00	336.00	
18	1499 Development Activities	0	0	0.00	0.00	
19	1501 Collaterization or Debt Service	0	0	0.00	0.00	
20	1502 Contingency	0	0	0.00	0.00	
21	Amount of Annual Grant: (sum of lines 2 – 20)	852,937	852,937	852,937.00	852,937.00	
22	Amount of line 21 Related to LBP Activities	0	0	0.00	0.00	
23	Amount of line 21 Related to Section 504 compliance	20,000	3,069	3,068.50	3,068.50	
24	Amount of line 21 Related to Security – Soft Costs	0	0	0.00	0.00	
25	Amount of Line 21 Related to Security – Hard Costs	24,900	19,637	19,636.38	19,636.38	
26	Amount of line 21 Related to Energy Conservation Measures	216,200	222,809	222,808.92	222,808.92	

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

PHA Name: Housing Authority of Henderson		Grant Type and Number Capital Fund Program Grant No: KY36P01250101 Replacement Housing Factor Grant No:			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	
KY012-1/ Lawndale	(1) Washer Kits, install	1460	30 units	31,000				Ongoing
	(2) Siding on C-Buildings, replace	1460	10 buildings	42,000	42,413	42,412.61	42,412.61	Ongoing
	(3) Metal Porches at C-Buildings, rebuild	1460	10 buildings	25,000	19,226	19,226.51	19,226.51	Ongoing
	(4) Concrete Stoops at C-Buildings, replace	1450	10 buildings	17,000	17,402	17,401.63	17,401.63	Ongoing
	(5) Entrance Locks, replace	1460	268 locks	26,800				Not needed at this time
	SUBTOTAL			141,800	79,041	79,040.75	79,040.75	
KY012-2/ Dixon	(1) Washer Kits, install	1460	20 units	21,000				Deferred to FFY 2004
	(2) Siding on C-Buildings, replace	1460	7 units	29,400	16,728	16,728.22	16,728.22	Ongoing
	(3) Metal Porches at C-Buildings, rebuild	1460	10 units	17,500	11,183	11,183.15	11,183.15	Ongoing
	(4) Concrete Stoops at C-Buildings, replace	1450	7 units	11,900	12,717	12,717.45	12,717.45	Ongoing
	(5) Lights in Gym, replace	1470	24 units					Deferred to FFY 2003
	(6) Siding on Back of Barret, replace	1470	1 building					Completed in FFY 2001
	(7) Storage Buildings, build	1460	12 buildings	42,000				Deferred to FFY 2003, but listed at KY012-1

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

PHA Name: Housing Authority of Henderson		Grant Type and Number Capital Fund Program Grant No: KY36P01250101 Replacement Housing Factor Grant No:			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	
	(8) Alarm System at Barret Center, replace	1470	1 building	13,900	12,084	12,083.68	12,083.68	Completed April 2002
	(9) Parking Lot on Washington Street, replace	1470	1 unit					Not currently needed
	(10) House at Dixon & Ingram, build	1460	1 house	93,000	83,942	83,941.90	83,941.90	Began construction in Spring 2002
	(11) Sewer Lines, replace	1450		15,000	0	0.00	0.00	Not currently needed
	(12) Barret Center, remodel north side	1470		60,000	60,000	60,000.00	60,000.00	Completed October 2001
	SUBTOTAL			303,700	196,654	196,654.40	196,654.40	
KY012-3/ 4 Sites	(1) Bathrooms, remodel	1460	22 units	88,000	80,177	80,177.08	80,177.08	Ongoing
	(2) Run Cable, install	1460	22 units	18,000	14,024	14,023.66	14,023.66	Ongoing
	(3) Closet Doors, replace	1460	22 units	40,000	35,697	35,696.59	35,696.59	Ongoing
	(4) Refrigerators with Ice-makers at Elderly Units, replace	1465.1	80 units— includes 2 spares	30,000	26,054	26,054.60	26,054.60	Completed March 2002
	(5) Water Valves (exterior), replace	1460	130 units	10,400	0	0.00	0.00	Not needed at this time
	(6) Section 504 Unit at Madison Court, modify	1460	1 unit	20,000	3,069	3,068.50	3,068.50	Completed November 2001

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

PHA Name: Housing Authority of Henderson		Grant Type and Number Capital Fund Program Grant No: KY36P01250101 Replacement Housing Factor Grant No:				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	
	(7) Entrance Locks, replace	1460	50 locks	26,000	4,051	4,051.16	4,051.16	Ongoing
	(8) Windows, replace (carry-over from FFY 2000)	1460		42,000	52,110	52,110.55	52,110.55	Completed July 2001
	(9) Washer Kits, install	1460	22 units	15,000	33,053	33,052.65	33,052.65	Ongoing
	(10) Hot Water Heaters, replace	1460	130 units	45,785	29,556	29,556.45	29,556.45	Ongoing
	(11) Madison Ct. Shelter House, build	1470	1 building	6,000	5,929	5,928.77	5,928.77	Completed September 2001
	(12) Gas Valves (exterior), replace	1450	6 units	7,000	6,300	6,300.00	6,300.00	Deferred to FFY 2003
	(13) Cabinets at 0-Bedroom, replace	1460	14 units	20,000	39,246	39,246.00	39,246.00	Completed May 2002
	(14) Hot Water Heaters, replace	1460	14 units	4,200	5,534	5,534.00	5,534.00	Completed May 2002
	(15) Sink and Faucet in Kitchen, replace	1460	14 units	2,500	1,275	1,274.70	1,274.70	Completed May 2002
	(16) Bifold in 740 Building Kitchens, install	1460	4 units	1,000	0	0.00	0.00	Completed March 2002
	(17) Kitchen Cabinets, Elderly	1460		0	57,905	57,905.15	57,905.15	Completed December 2002
	SUBTOTAL			375,885	393,980	393,979.86	393,979.86	
KY012-4/840 N. Adams	(1) Hot Water Heaters, replace	1460	50 units	15,000	17,360	17,359.84	17,359.84	Completed January 2002
	(2) Screws in Metal Roof, replace	1460	10 buildings	7,000	9,829	9,828.68	9,828.68	Completed November 2001

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

PHA Name: Housing Authority of Henderson		Grant Type and Number Capital Fund Program Grant No: KY36P01250101 Replacement Housing Factor Grant No:				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	
	(3) Seal Street and Service Road	1450		3,500	2,754	2,754.00	2,754.00	Completed August 2001
	(4) Icemakers, add	1465.1	100 units					Not currently needed
	(5) Breezeway Lights, install	1450	50 units	5,000	3,501	3,501.54	3,501.54	Completed July 2002
	SUBTOTAL			30,500	33,444	33,444.06	33,444.06	

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

PHA Name: <i>Housing Authority of Henderson</i>		Grant Type and Number Capital Fund Program No: <i>KY36P01250101</i> Replacement Housing Factor No:				Federal FY of Grant: <i>2001</i>			
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates			
HA-Wide	(1) A & E	1430		7,000	7,235	7,235.00	7,235.00	Ongoing	
	(2) Administration	1410		85,294	85,294	85,294.00	85,294.00	Ongoing	
	(3) Equipment	1475		8,000	8,360	8,360.46	8,360.46	Ongoing	
	(4) Audit	1411		1,200	1,200	1,200.00	1,200.00	Completed May 2002	
	(5) Relocation	1495.1		500	336	336.00	336.00	Ongoing	
	(6) Fees and Costs	1430		1,500	0	0.00	0.00	Ongoing	
	(7) Landscaping (KY012-3)	1450		4,000	2,487	2,486.98	2,486.98	Ongoing	
	(8) Painting and Restoration	1460		13,200	9,446	9,446.00	9,446.00	Ongoing	
	(9) Carpet	1460		14,439	14,439	14,439.00	14,439.00	Ongoing	
	(10) Sidewalk, replace	1450		6,500	16,533	16,533.00	16,533.00	Ongoing	
	(11) Management Improvements	1408		2,914	2,913	2,912.49	2,912.49	Ongoing	
	(12) Tree Trimming	1450		1,575	1,575	1,575.00	1,575.00	Completed September 2001— KY012-1, KY012-2, KY012-3, & KY012-4	
	SUBTOTAL			146,122	149,818	149,817.93	149,817.93		

