

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2005

**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 the City of Kokomo, Indiana

PHA Number: IN007

PHA Fiscal Year Beginning: (mm/yyyy) 01/2005

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 2005 - 2009

[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: The Housing Authority of the City of Kokomo will proactively and efficiently work for the betterment of our community by providing clean, safe, affordable housing; training; and opportunities for personal growth to eligible individuals and families regardless of race, color, national origin, sex, familial status, and disability.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

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

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

PHA Goal: Provide an improved living environment

Objectives:

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

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

PHA Goal: Promote self-sufficiency and asset development of assisted households.

Objectives:

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

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

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

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2005

[24 CFR Part 903.12]

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 (optional)

[24 CFR Part 903.12 (b), 24 CFR 903.7(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.

Phase One of Three Storm Door Replacement will begin for Garden Square Development, IN7-1. This will add to the esthetics of the recent renovation with the addition of these doors.

We will continue with our revitalization of Pine Valley Apartments, IN7-5 with Phase Two of Three. The work items include siding, windows, fence repair, patio replacement, and landscaping. The remaining funds will be used for improvements in the remaining seven developments and the 45 single-family homes that we have throughout the city. In our oldest elderly high-rise, IN7-3, we will replace plumbing stack shutoff valves, paint corridors/apartment interiors in Phase One of Three. In our second high-rise, IN7-4, we will paint corridors/apartment interiors in Phase One of Three. For the Scattered site houses, both IN7-7 and IN7-8, work items such as landscaping/tree trimming, driveway/sidewalk replacement, roof replacement, kitchen cabinets, and furnace replacement will be completed. Any extraordinary needs relating to Section 504 or ADA will also be met using Capital Funds.

We continue to work on providing safer communities by utilizing the services of the Kokomo Police Department and it's Neighborhood Directed Policing Program. These additional services, which extend beyond the Cooperation Agreement, are also being funded from our Capital Funds Program.

Our low Income Public Housing (LIPH) Homeownership Program (Section 32) has been approved as of January 21, 2004. The Section Eight Homeownership Program is also in place. Local government continues to support our efforts to improve the quality and quantity of affordable housing in our community.

iii. Annual Plan Table of Contents

[24 CFR Part 903.12(b)]

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:

- FY 2005 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5-Year Action Plan (in007a01)
 - Capital Fund Program Grant No. IN36P00750101 Performance and Evaluation Report for the period ending June 30, 2004 (in007b01)
 - Capital Fund Program Grant No. IN36P00750102 Performance and Evaluation Report for the period ending June 30, 2004 (in007c01).
 - Capital Fund Program Grant No. IN36P00750103 Performance and Evaluation Report for the period ending June 30, 2004 (in007d01)
 - Capital Fund Program Grant No. IN36P00750203 Performance and Evaluation Report for the period ending June 30, 2004 (in007e01)
 - Capital Fund Program Grant No. IN36P00750104 Performance and Evaluation Report for the period ending June 30, 2004 (in007e01)
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)

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Other (List below, providing each attachment name)

PHA Management Organizational Chart

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other	Annual Plan:

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List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	resident services grant) grant program reports	Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
X	Pet Policy	

1. Statement of Housing Needs

[24 CFR Part 903.12 (b), 903.7(a)]

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

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

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

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2000
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

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- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
<p style="text-align: center;">Waiting list type: (select one)</p> <p style="text-align: center;"><input checked="" type="checkbox"/> Section 8 tenant-based assistance</p> <p style="text-align: center;"><input type="checkbox"/> Public Housing</p> <p style="text-align: center;"><input type="checkbox"/> Combined Section 8 and Public Housing</p> <p style="text-align: center;"><input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)</p> <p style="text-align: center;">If used, identify which development/subjurisdiction:</p>			
	# of families	% of total families	Annual Turnover
Waiting list total	179		81
Extremely low income <=30% AMI	165	92.17%	
Very low income (>30% but <=50% AMI)	11	6.14%	
Low income (>50% but <80% AMI)	3	1.67%	
Families with children	127	71.0%	
Elderly families	20	11.0%	
Families with Disabilities	32	18%	
Race/ethnicity White	124	69.0%	
Race/ethnicity African American	51	28%	
Race/ethnicity			

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Housing Needs of Families on the Waiting List

Waiting list type: (select one)

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

If used, identify which development/subjurisdiction:

American Indian	2	1%	
Race/ethnicity Asian	1	1%	
Race/ethnicity Hispanic	5	3%	
Non-Hispanic	174	97%	

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

If yes:

How long has it been closed (# of months)? 18 months

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

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

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

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

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	102		179
Extremely low income <=30% AMI	99	97%	
Very low income (>30% but <=50% AMI)	3	3%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	46	45%	
Elderly families	2	2%	
Families with			

Disabilities	10	10%	
Race/ethnicity White	75	74%	
Race/ethnicity African American	27	26%	
Race/ethnicity Indian/Alaskan	0	0%	
Race/ethnicity Asian	0	0%	
Race/ethnicity Hispanic	1	1%	
Non-Hispanic	101	99%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	56	55%	48
2 BR	23	23%	108
3 BR	19	19%	22
4 BR	4	3%	1
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

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- 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 903.12 (b), 903.7 (c)]

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 2004 grants)		
a) Public Housing Operating Fund	\$1,106,634	
b) Public Housing Capital Fund	\$729,972	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$4,015,327	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	

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Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Ross Sect 8 FSS Program Coordinator	\$39,244	Section 8 Supportive Services
Ross Sect 8 FSS Homeownership Coordinator	\$39,244	Section 8 Supportive Services
2003 PH Capital Fund	\$204,581	PH Capital Improvements
3. Public Housing Dwelling Rental Income	\$759,680	PH Operations
4. Other income (list below)		
Interest	\$10,130	Section 8 Supportive Services
Interest	\$770	PH Operations
Tenant Charges	\$40,910	PH Operations
Laundry Income	\$9,240	PH Operations
Vending, Payphone, Misc.	\$950	PH Operations
4. Non-federal sources (list below)	0	
Total resources	\$6,956,682	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

A. Public Housing

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

(1) Eligibility

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

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

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

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

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

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

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

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

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

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

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

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

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

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: **Five (5)**.

(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.

- #6 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- #1 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- #5 Those enrolled currently in educational, training, or upward mobility programs

form HUD 50075 (03/2003)

- 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
- #4 Family Unification
- #3 Welfare to Work

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

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

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

(6) Deconcentration and Income Mixing

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

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

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

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

form HUD 50075 (03/2003)

- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

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

- Other (list policies and developments targeted below)

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

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

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

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

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

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

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

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
 Criminal and drug-related activity, more extensively than required by law or regulation
 More general screening than criminal and drug-related activity (list factors below)

Other (list below)

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

Criminal or drug-related activity

Other (describe below)

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

None

Federal public housing

Federal moderate rehabilitation

Federal project-based certificate program

Other federal or local program (list below)

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

PHA main administrative office

Other (list below)

(3) Search Time

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

If yes, state circumstances below:

Difficulty finding unit; Medical emergency; and/or Family emergency

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

- #6 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

- Date and time of application
- Drawing (lottery) or other random choice technique

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below) **U.S. Mail**

4. PHA Rent Determination Policies

[24 CFR Part 903.7(d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

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

b. Minimum Rent

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

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

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

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

- (a) Evidence that the family has exhausted all efforts to obtain assistance from community resources, (i.e., United Way Information and Referral, Township Trustee, Rescue Mission, Salvation Army, etc.)
- (b) Evidence that the family is in the process of establishing Public Assistance and/or Social Security Disability, (i.e. statement from Social

form HUD 50075 (03/2003)

Security/Indiana Social Security, State Welfare for Howard County, or Attorney showing that their application is being processed).

- (c) Evidence that family has been denied disability (denial letter by Social security, even though a physician's statement indicates a physical or emotional disability is present.
- (d) The family would be evicted as a result of the imposition of the minimum rent requirement.
- (e) The income of the family has decreased because of changed circumstances, including:
 - (1) Loss of employment
 - (2) Death in the family
 - (3) Other circumstances as determined by the PHA or HUD

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No

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

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

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

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

f. Rent re-determinations:

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

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

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper

form HUD 50075 (03/2003)

- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	543	200
Section 8 Vouchers	621	112
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)		
New Construction	128	58

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)

Personnel Policy
Extermination Contract
Risk Assessment
Emergency
Ethics Policy

(2) Section 8 Management: (list below)

N/A

6. PHA Grievance Procedures

form HUD 50075 (03/2003)

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

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

Attachment in007a01

A. Capital Fund Activities

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

Attachment in007a01

(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) **Attachment in007a01**

-or-

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

(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 in007a01**

-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)

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

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

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

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: Scattered Sites
1b. Development (project) number: IN007007
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>

form HUD 50075 (03/2003)

3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: January 21, 2004
5. Number of units affected: 25
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: January 21, 2004 b. Projected end date of activity: December 31, 2009

Demolition/Disposition Activity Description
1a. Development name: Scattered Sites
1b. Development (project) number: IN007008
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: January 21, 2004
5. Number of units affected: 20
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: January 21, 2004 b. Projected end date of activity: December 31, 2009

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

[24 CFR Part 903.7 9 (i)]
 Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

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

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

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless

eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)	

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number: IN007007	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input checked="" 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:	
January 21, 2004	
5. Number of units affected: 25	
6. Coverage of action: (select one)	
<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	

form HUD 50075 (03/2003)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number: IN007008
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" 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: January 21, 2004
5. Number of units affected: 20 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

- a. Size of Program
 Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

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

- b. PHA-established eligibility criteria
 Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

B. Services and programs offered to residents and participants

(1) General

form HUD 50075 (03/2003)

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)
Sect.32 Homeownership Public Housing	45	Specific	PHA Main	Both
Sect. 32 Homeownership Sect. 8	50	Specific	PHA Main	Certificate Sec. 8

(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	5	5/31/04
Section 8	17	5/31/04

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

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

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

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

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

- Safety and security survey of residents

form HUD 50075 (03/2003)

- 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) **IN007001 – Garden Square**

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)

IN007001 Garden Square; IN007002 Dunbar Ct.; IN007005 Pine Valley

D. Additional information as required by PHDEP/PHDEP Plan

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

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

- 1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
- 2. Yes No: Was the most recent fiscal audit submitted to HUD?
- 3. Yes No: Were there any findings as the result of that audit?
- 4. 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 PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

- 1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
- 2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

Attached at Attachment (File name)

Provided below:

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

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

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

List changes below:

Other: (list below)

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

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

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

3. Description of Resident Election Process

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

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: **City of Kokomo, Indiana**

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

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

“ The City of Kokomo also will continue coordination with the Kokomo Housing Authority and other housing service providers in the community to help alleviate housing problems and to create more affordable, decent and sanitary housing, while addressing the needs of homeless persons, special needs populations and non-housing community development needs.”

D. Other Information Required by HUD

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

Attachments

D (1) Brief Statement of the PHA's Progress in meeting the Mission and Goals Described in the 5-Year Plan:

Please refer to the Executive Summary in the PHA Plan

Attachments

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

D(2) 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.

D (3) MEMBERSHIP OF THE RESIDENT ADVISORY BOARD

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

D(4) RESIDENT ADVISORY BOARD RECOMMENDATIONS

There were no recommendations made by the Resident Advisory Board.

D (5) RESIDENT MEMBERSHIP OF THE PHA GOVERNING BOARD

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

Method of Selection: Appointed by Mayor

Term of Appointment: Current term through December 31, 2005
First term began January 1, 1994

D (6) Definitions of Substantial Deviation and Significant Amendment or Modification

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

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

D (7) FOLLOW-UP PLAN FOR RASS

KOKOMO HOUSING AUTHORITY
Public Housing Assessment System
RESIDENT SERVICE AND SATISFACTION SURVEY
Year 2003 Survey (Conducted November 2003 thru January 2004)
FOLLOW-UP PLAN-2005 Agency Plan

NEIGHBORHOOD APPEARANCE (70.6%)

The Kokomo Housing Authority does not have any abandoned buildings, and maintains a high occupancy rate. Problems, such as broken windows and graffiti are corrected immediately. Pest extermination is done on a regular and "as needed" basis. Large trash items are picked up every week at our family developments. To ensure that lawns are maintained properly, all grass mowing, except for scattered-site houses, is done by KHA staff. Our properties have a positive impact in the community.

The Resident Satisfaction Survey results indicate that Neighborhood Appearance is a concern in the following Developments:

Garden Square 61.1%

Garden Square is our oldest and largest family development, which consists of 175 dwelling units and a community building. In the last four (4) years, KHA has expended well in excess of 1,500,000 at this development on improvements, including siding replacement, window replacement, new porches and porch roofs, landscaping, new vinyl floor tile, new interior plumbing, new bathtubs, and more. We anticipate spending an additional \$500,000 at this development in the next year to complete this revitalization project. Garden Square is taking on a whole new look and many residents have expressed their approval and appreciation for the work being done. Unfortunately, some residents are not inclined to take any responsibility for the appearance of where they live. Residents and/or their guest often drop trash/litter in their yards and take no responsibility for picking it up. Likewise, with a large number of children in this development, they too contribute to the excessive litter problem. An election for a Resident Council was recently held and it appears that we have a few committed persons. We will strongly encourage and support a Neighborhood Appearance committee. Local law enforcement will assist us in curtailing the noise problem i.e. TV's, Stereos and loud automobile radios.

Pine Valley 65.7%

Pine Valley is a family development consisting of 100 dwelling units and a free-standing community building. This community is currently undergoing some revitalization work, which is addressed in the 5-Year Capital Fund Plan. We have replaced the roofs on all buildings, kitchen cabinets and flooring was replaced and additional lighting was installed in the dining areas of all apartments. In 2007, bathtubs and vanities will be replaced. New patio doors have been installed. With 2004 Capital Funds, a 3-year revitalization project will begin with the replacement of siding, windows, and fencing. There will also be extensive landscaping work to beautify the community. Local law enforcement will assist us in enforcing the local noise ordinance where possible. The re-establishment of a Resident Council will again be attempted. With the help of a Resident Council we will work towards the formation of a Neighborhood Appearance committee.

Terrace Towers 71.3%

Terrace Towers is an elderly high-rise consisting of 103 dwelling units. This development has had many improvements over the last five years, including but not limited to, new kitchen counter tops, window replacement, repaving of the parking lot, and landscaping. More attention will be given to the hallways, however, they are vacuumed on a regular basis by a "work for rent" resident. Maintenance does monitor the exterior of the building on a regular basis, but this property is on the route from a middle school and frequently students walking along this route contribute to the litter that is found around the retaining wall. Maintenance will give this concern more attention.

COMMUNICATION (71.6%)

The Resident Satisfaction Survey results indicate that Communication is a concern in the following Developments:

Garden Square 72.8%

Information regarding modernization activities is distributed to all residents affected by the activities. Emergency shut-downs of utilities occur occasionally but this is out of our control. The Survey shows that 86.2% of the residents think that Management is supportive of a resident/tenant organization, but 76.9% of the residents are not involved. We will continue to encourage residents to participate.

Terrace Towers 64.9%

This is an Elderly high-rise. We have an on-site Senior Services Coordinator at this Development two mornings per week and there is a large bulletin board with information. Emergency situations such as water shut-downs do occur occasionally, and efforts are made to notify the residents. We will review the notification process to look for ways of improving it. Management does support the resident/tenant organization, however, the residents have disagreements amongst themselves and (93%-per the Survey) do not participate. Coffee Sips are held on a monthly basis during the summer months to share information on upcoming activities and events or answer questions. The entire Management Team is in attendance. We will continue to seek out new ways to encourage participation in a Resident Council.

Civic Center Tower 64.3%

This is an Elderly-high-rise and KHA'S Administrative office is located in this building. Residents are notified of any modernization activities or other activities. There are bulletin boards in both elevators, and in the Community space area. Additionally, the Senior Service Coordinator has an office in the building. Emergency shut-downs are unavoidable. Coffee Sips are held on a monthly basis during the summer months to share information on upcoming activities. The entire Management Team is in attendance. The residents have been adamant about "not wanting" a Resident Council. They have serious disagreements and will not participate. We will do all that we can to encourage the re-establishment of a Resident Council.

Scattered Sites (#7-7) 71.4%

This is a twenty-five (25) single family homes project. These properties are scattered throughout the city of Kokomo. There have not been any instances where residents were not notified in advance of modernization work to be done at their residence. We have not had any reason to go in and shut down their water or heat without them knowing we were going to do this. This kind of work is generally because of a work order. Currently, there are no residents involved in a Public Housing Resident Council. We do have a family (all residents were invited to participate) that participates in the Capital Fund planning meetings. These families are always invited to participate in Public Housing activities. We will mail a questionnaire concerning their interest in participating with a resident council at one of the family developments.

ATTACHMENT

in007a01

**FY 2005 CAPITAL FUND PROGRAM ANNUAL
STATEMENT AND 5-YEAR ACTION PLAN**

ATTACHMENT

in007b01

**CAPITAL FUND PROGRAM
GRANT # IN36P00750101
PERFORMANCE AND EVALUATION REPORT
for the period ending June 30, 2004 (in007b01)**

ATTACHMENT

in007c01

**CAPITAL FUND PROGRAM
GRANT # IN36P00750102
PERFORMANCE AND EVALUATION REPORT
for the period ending June 30, 2004 (in007c01)**

ATTACHMENT

in007d01

**CAPITAL FUND PROGRAM
GRANT # IN36P00750103
PERFORMANCE AND EVALUATION REPORT
for the period ending June 30, 2004 (in007d01)**

ATTACHMENT

in007e01

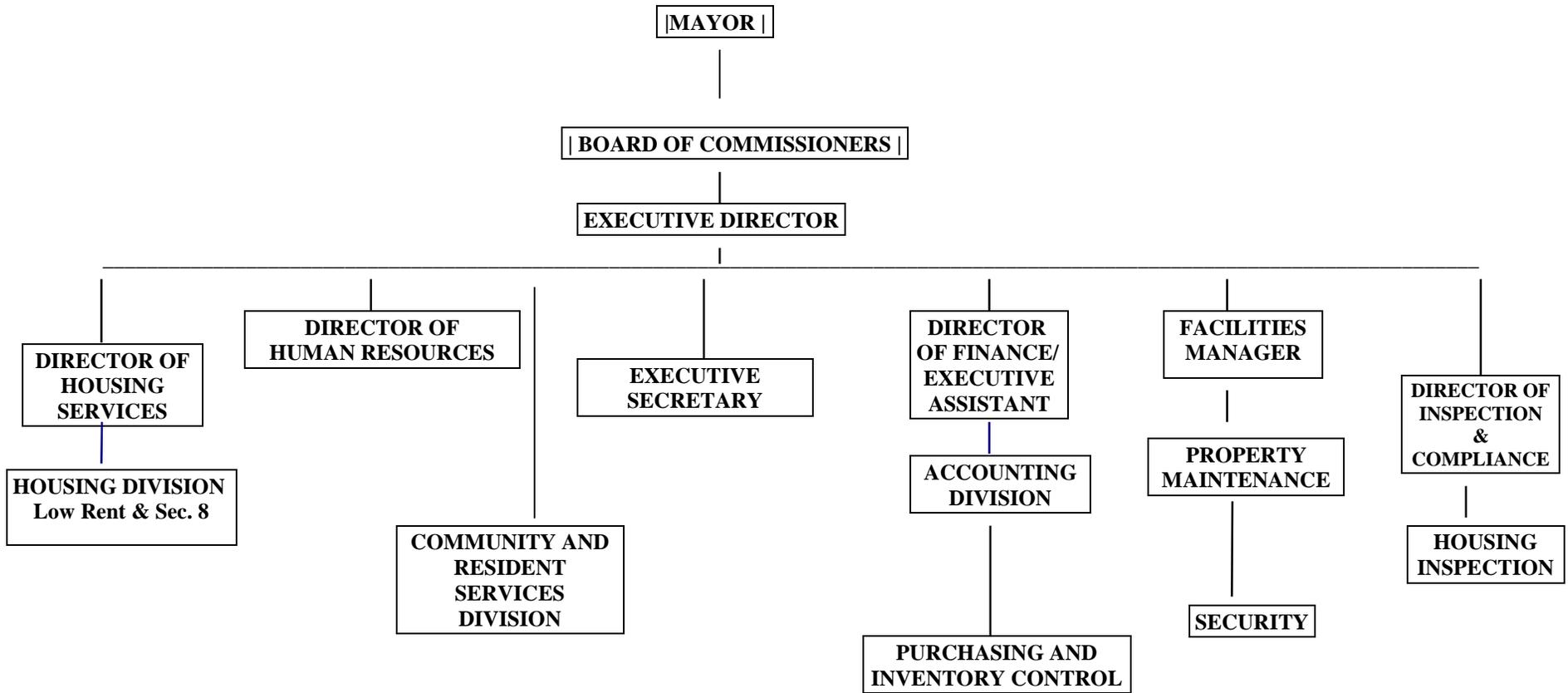
**CAPITAL FUND PROGRAM
GRANT # IN36P00750203
PERFORMANCE AND EVALUATION REPORT
for the period ending June 30, 2004 (in007e01)**

ATTACHMENT

in007f01

**CAPITAL FUND PROGRAM
GRANT # IN36P00750104
ORIGINAL ANNUAL STATEMENT
AND
REVISED STATEMENT PER AWARD**

ORGANIZATIONAL PLAN



CAPITAL FUND PROGRAM

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750105 Replacement Housing Factor Grant No: n/a		Federal FY of Grant: 2005	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$0.00	\$95,745.00		
3	1408 Management Improvements	\$23,500.00	\$23,500.00		
4	1410 Administration	\$72,979.00	\$84,518.00		
5	1411 Audit	\$0.00	\$0.00		
6	1415 Liquidated Damages	\$0.00	\$0.00		
7	1430 Fees and Costs	\$30,000.00	\$30,000.00		
8	1440 Site Acquisition	\$0.00	\$0.00		
9	1450 Site Improvement	\$53,500.00	\$53,500.00		
10	1460 Dwelling Structures	\$499,031.00	\$499,031.00		
11	1465.1 Dwelling Equipment—Nonexpendable	\$37,500.00	\$45,600.00		
12	1470 Non-dwelling Structures	\$0.00	\$0.00		
13	1475 Non-dwelling Equipment	\$5,000.00	\$5,000.00		
14	1485 Demolition	\$0.00	\$0.00		
15	1490 Replacement Reserve	\$0.00	\$0.00		
16	1492 Moving to Work Demonstration	\$0.00	\$0.00		
17	1495.1 Relocation Costs	\$0.00	\$0.00		
18	1499 Development Activities	\$0.00	\$0.00		
19	1501 Collateralization or Debt Service	\$0.00	\$0.00		
20	1502 Contingency	\$8,282.00	\$8,282.00		
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$729,792.00	\$845,176.00		
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00		
23	Amount of line 21 Related to Section 504 compliance	\$4,500.00	\$4,500.00		
24	Amount of line 21 Related to Security – Soft Costs	\$0.00	\$0.00		
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00	\$0.00		

Signature of Executive Director

Date

Signature of Public Housing Director

Date

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750105 Replacement Housing Factor Grant No: n/a				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Garden Square IN007001	Storm Door Replacement Phase I of III	1460	175 Units	\$30,000.00	\$30,000.00			
	Fire Suppressors for Ranges Phase I of II	1465	100	\$20,000.00	\$20,000.00			
Dunbar Court IN007002	Parking Lot	1450		\$8,000.00	\$8,000.00			
	Sidewalk Repair	1450		\$4,000.00	\$4,000.00			
	Re-Glaze Bathtubs	1460	24 Units	\$10,000.00	\$10,000.00			
Terrace Tower IN007003	Balcony Repairs Tuck Pointing	1460		\$25,000.00	\$25,000.00			
	Repair Stairwell Masonry	1460		\$5,000.00	\$5,000.00			
	Replace Plumbing Stack Shutoff Valves	1460		\$8,000.00	\$8,000.00			
	Paint Corridors/Interior Apts. Phase I of III	1460	7 Floors	\$25,000.00	\$25,000.00			
	Building Entrance Doors and Card System	1460		\$22,500.00	\$22,500.00			
Central Maintenance IN007003	Landscaping	1450		\$2,000.00	\$2,000.00			
	Roof Re-Placement	1460		\$25,000.00	\$25,000.00			
Civic Center Tower IN007004	Paint Corridors/Interior Apts. Phase I of III	1460		\$25,000.00	\$25,000.00			
	Repair Stairwell Masonry	1460		\$6,000.00	\$6,000.00			
	Bldg. Entrance Doors & Card System	1460		\$12,500.00	\$12,500.00			
Pine Valley/IN007005	Windows/Siding/Landscap- ing (Phase II-3)	1460		\$250,531.00	\$250,531.00			
	Fence Repair/Patio Repair- concrete replace (Phase II of III)	1450		\$15,000.00	\$15,000.00			
Scattered Sites/IN007007	Landscaping/Tree Trimming	1450		\$6,500.00	\$6,500.00			

Signature of Executive Director

Date

Signature of Public Housing Director

Date

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750105 Replacement Housing Factor Grant No: n/a				Federal FY of Grant: 2005		
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	
	Driveway/Sidewalk	1450	2	\$6,000.00	\$6,000.00			
	Replace Kitchen Cabinets	1460		\$14,000.00	\$14,000.00			
	Roof Replacement (2)	1460	2	\$12,000.00	\$12,000.00			
	Furnace Replacement (1)	1460	1	\$1,500.00	\$1,500.00			Moved to 2003
Scattered Sites/IN007008	Landscaping/Tree Trimming	1450		\$8,000.00	\$8,000.00			Moved to 2003
	Driveway/Sidewalk	1450		\$4,000.00	\$4,000.00			
	Replace Kitchen Cabinets	1460		\$10,000.00	\$10,000.00			
	Roof Replacement (2)	1460		\$12,000.00	\$12,000.00			
	Furnace Repair (2)	1460		\$3,000.00	\$3,000.00			
Superior St./IN007009				\$0.00	\$0.00			
PHA-Wide								
Management Improvements	Staff Professional Dev.	1408		\$11,500.00	\$11,500.00			Moved from 2003
	Resident Training	1408		\$6,500.00	\$6,500.00			Moved from 2003
	KHIDS	1408		\$500.00	\$500.00			
Administration	Admin Salaries	1410		\$52,379.00	\$62,588.00			
	Benefits	1410		\$20,100.00	\$21,430.00			
	Sundries	1410		\$500.00	\$500.00			
Fees and Costs	Fees & Costs	1430		\$30,000.00	\$30,000.00			
	(504) Dwelling Structures	1460		\$2,000.00	\$2,000.00			
	(504) Dwelling Equipment	1465		\$2,500.00	\$2,500.00			
	Computer Software	1408		\$5,000.00	\$5,000.00			
	Computer Hardware	1475		\$5,000.00	\$5,000.00			
	Refrigerators	1465	15	\$0.00	\$8,100.00			
	Ranges (stock)	1465	40	\$8,000.00	\$8,000.00			
	Water Heaters (stock)	1465	35	\$7,000.00	\$7,000.00			
Contingency	Contingency	1502		\$8,282.00	\$8,282.00			
	Operations	1406		\$0.00	\$95,745.00			
	Totals			\$729,972.00	\$845,176.00			

Signature of Executive Director

Date

Signature of Public Housing Director

Date

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

PHA Name: Kokomo Housing Authority	Grant Type and Number Capital Fund Program No: IN36P00750105 Replacement Housing Factor No: n/a	Federal FY of Grant: 2005
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Garden Square IN007001	12/31/2006			06/30/2007			
Dunbar Court IN007002	12/31/2006			06/30/2007			
Terrace Tower IN007003	12/31/2006			06/30/2007			
Civic Center Tower IN007004	12/31/2006			06/30/2007			
Pine Valley IN007005	12/31/2006			06/30/2007			
Scattered Site Kokomo Public Housing IN007007	12/31/2006			06/30/2007			
Scattered Site Kokomo PHA IN007008	12/31/2006			06/30/2007			
Superior Street IN007009	12/31/2006			06/30/2007			
PHA-Wide Management Improvements	12/31/2006			06/30/2007			

Signature of Executive Director

Date

Signature of Public Housing Director

Date

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Kokomo Housing Authority		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1 2005	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2009
	Annual Statement				
IN007001 Garden Square		\$45,000	\$30,000	\$50,000	\$165,000
IN007002 Dunbar Court		\$5,000	0	\$96,000	0
IN007003 Central Maintenance		0	0	0	0
IN007003 Terrace Tower		\$110,000	\$110,000	\$83,000	\$161,300
IN007004 Civic Center Tower		\$77,000	\$30,000	\$170,000	\$120,500
IN007005 Pine Valley		\$185,551	\$375,719	\$110,000	\$85,000
IN007007 Scattered Sites		\$39,500	0	0	\$10,000
IN007008 Scattered Sites		\$28,500	0	0	\$10,000
IN007009 Superior Street		0	0	\$3,000	0
PHA-Wide Management		\$105,500	\$40,500	\$105,500	\$20,500
PHA-Wide Administration		\$84,518	\$84,518	\$84,518	\$84,518
PHA-Wide Dwelling		\$16,600	\$16,600	\$16,600	\$57,000
PHA-Wide Non-Dwelling		\$30,000	\$50,000	\$5,000	\$12,000
Fees & Costs		\$15,000	\$5,000	\$5,000	\$5,000
Contingency		\$11,262	\$11,094	\$24,813	\$15,513
Operations		\$91,745	\$91,745	\$91,745	\$98,845
CFP Funds Listed for 5-year planning		\$845,176	\$845,176	\$845,176	\$845,176
Replacement Housing Factor Funds					

Signature of Executive Director

Date

Signature of Public Housing Director

Date

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2006 PHA FY: 2006			Activities for Year: <u>3</u> FFY Grant: 2007 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	Garden Square/IN007001	Tree Trimming	\$15,000	Garden Square/IN007001	Storm Doors Phase III of III	\$30,000
		Storm Door Replacement Phase II of III	\$30,000	Dunbar Court/IN007002	None	0
	Dunbar Court/IN007002	Tree Trimming	\$5,000	Terrace Tower/IN007003	Bathtubs	\$40,000
	Terrace Tower/IN007003	Roof Replacement	\$100,000		Elevator Upgrade	\$30,000
		Paint Cooridors/Interior Apts Phase II of III	\$10,000		Patio Doors	\$40,000
	Central Maintenance	None	0	Central Maintenance/IN007003	None	0
	Civic Center Tower/IN007004	Heat Pumps (10)	\$15,000	Civic Center Tower/IN007004	Elevator Upgrade	\$30,000
		Replace Water Softeners	\$20,000	Pine Valley/IN007005	Bathtubs/Surrounds/Vanities	\$60,000
		Cooling Tower Upgrades	\$2,000		Furnace Replacement	\$100,000
		Replace Fire Pump	\$20,000		Windows/Siding/Landscap-ing Phase IV of IV	\$215,719
		Upgrade lighting in halls	\$10,000	Scattered Sites/IN007007	None	0
		Paint Corridors/Interior Apts. Phase II of III	\$10,000	Scattered Sites/IN007008	None	0
	Pine Valley/IN007005	Tree Trimming	\$3,000	Superior Street/IN007009		0
		Windows-Siding-Landscaping (Phase 3)	\$167,551	PHA-Wide	Staff Development	\$10,000
		Fence Repair/Patio Repair- Replacement (Phase 3)	\$15,000		Resident Training	\$5,000
	Scattered Sites/IN007007	Roof Repair/Replacement	\$6,000		Computer Software	\$25,000
		Flooring (1) house	\$2,000		KHIDS	\$500
		Furnace (1)	\$1,500		Administration	\$62,588
		Window Replacement (1)	\$5,000		Benefits	\$21,430
		Siding Replacement (1)	\$5,000		Sundries	\$500
		Driveway/Sidewalk	\$6,000		Fees and Costs	\$5,000
		Replace Kitchen Cabinets	\$14,000		Computer Hardware	\$50,000
	Scattered Sites/IN007008	Roof Replacement	\$6,000		(504) Dwelling Structures	\$2,000
		Flooring (1) house	\$2,000		(504) Dwelling Equipment	\$2,500
		Furnace Replacement	\$1,500		Refrigerators (30)	\$8,100
		Window Replacement (1)	\$5,000		Stoves (20)	\$4,000

Signature of Executive Director

Date

Signature of Public Housing Director

Date

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

Activities for Year : <u>4</u> FFY Grant: 2008 PHA FY: 2008			Activities for Year: <u>5</u> FFY Grant: 2009 PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Garden Square/IN007001	Replace 1 Boilers	\$50,000	Garden Square/IN007001	Playground (3)	\$30,000
				Water Softeners (2)	\$20,000
Dunbar Court/IN007002	Replace Furnaces (24)	\$24,000		Roof –Phase I of III	\$100,000
	Inner Sidewalk Repair	\$10,000		Fire Suppressors for Ranges (76) Phase II of II	\$15,000
	Refinish Cabinets/Replace Countertops (24)	\$12,000	Dunbar Court/IN007002	None	\$0
	Replace Interior entry doors for bedrooms and bathroom	\$50,000	Central Maintenance/IN007003	None	\$0
Central Maintenance/IN007003	None	\$0	Terrace Tower/IN007003	Entry Doors – Front & Back	\$67,000
Terrace Tower/IN007003	Smoke Alarms	\$18,000		Water Softner	\$10,000
	Replace Entry Doors Front & Back	\$45,000		Trash Compactor	\$60,000
	Upgrade Lighting in hallways	\$10,000		Washers and Dryers	\$14,000
	Replace Return hot water line 7 th floor exterior	\$10,000		Electrical Receptacles GFI	\$5,300
Civic Center Tower/IN007004	Replace/3 entry doors front & back	\$65,000		Paint Corridors/Interior Apt. Phase III of III	\$5,000
	Replace 1 boiler	\$100,000	Civic Center Tower/IN007004	Entry Doors Front and Back	\$41,500
	Upgrade Beauty Shop	\$5,000		Trash Compactor	\$60,000
Pine Valley/IN007005	Resurface and reline parking development	\$100,000		Washers and Dryers	\$14,000
	Patio Door Locks Best Lock/Keys/Cores	\$10,000		Paint Corridors/Interior Apt. Phase III of III	\$5,000
Scattered Sites/IN007007	None	0	Pine Valley/IN007005	Parking Lot Lights	\$80,000
Scattered Sites/IN007008	None	0		Fire Suppressors for Ranges Phase I of IV	\$5,000
Superior Street/IN007009	Tree Trimming	\$3,000	Scattered Sites/IN007007	Carpeting/Flooring	\$10,000
PHA-Wide	Security by Local Law Enforcement	\$85,000	Scattered Sites/IN007008	Carpeting/Flooring	\$10,000
	Staff Professional Dev.	\$10,000	Superior Street/IN007009		\$0
	Resident Training	\$5,000	PHA-Wide	Staff Professional Dev.	\$10,000
	Computer Software	\$5,000		Resident Training	\$5,000
	KHIDS	\$500		Computer Software	\$5,000

Signature of Executive Director

Date

Signature of Public Housing Director

Date

CAPITAL FUND PROGRAM

Annual Statement/Performance and Evaluation Report

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

PHA Name: Kokomo Housing Authority	Grant Type and Number Capital Fund Program Grant No: IN36P00750101 Replacement Housing Factor Grant No: n/a	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement
 Performance and Evaluation Report for Period Ending: 6/30/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$50,500.00	\$39,004.61	\$39,004.61	\$15,686.00
4	1410 Administration	\$93,495.00	\$93,495.00	\$93,495.00	\$93,495.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$20,260.00	\$31,260.00	\$31,260.00	\$20,260.00
10	1460 Dwelling Structures	\$728,094.00	\$742,373.74	\$740,405.57	\$739,873.74
11	1465.1 Dwelling Equipment—Nonexpendable	\$2,000.00	\$3,027.15	\$3,027.15	\$3,027.15
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$5,000.00	\$15,798.50	\$15,798.50	\$15,798.50
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$25,610.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2-20)	\$934,959.00	\$934,959.00	\$932,990.83	\$898,140.39
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 compliance	\$4,000.00	\$4,000.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security – Soft Costs	\$30,000.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

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

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750101 Replacement Housing Factor Grant No: n/a				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Garden Square IN007001	Revitalization-Phase 3 (window, siding, porch, lighting) Bldgs. 5, 10, 11, 16 & 17 (Apts. E7-E22, F1-F30)	1460	46 units	\$372,740.00	\$371,799.06	\$371,799.06	\$371,799.06	Completed
	Revitalization-Phase 3 (landscaping, trash enclosure repairs)	1450	46 units	\$20,260.00	\$20,260.00	\$20,260.00	\$20,260.00	Completed
	Floor Tile-Phase 3 of 5 Bldgs. 10,11,16,17 (Apts. E7-E22, F7-F30)	1460	40 units	\$88,304.00	\$84,257.80	\$84,257.80	\$84,257.80	Completed
Dunbar Court IN007002	None			\$0.00	\$0.00	\$0.00	\$0.00	
Terrace Tower IN007003	Window Replacement	1460	105 units	\$72,000.00	\$57,694.78	\$57,694.78	\$57,694.78	Completed
	TV Antenna Upgrade	1460		\$0.00	\$2,500.00	\$531.83	\$0.00	
	Elevator Improvements	1475		\$0.00	\$10,776.00	\$10,776.00	\$10,776.00	Completed
Central Maintenance Bldg. IN007003/CMB	Solar Screening	1470		\$0.00	\$0.00	\$0.00	\$0.00	Moved from 2000 CFP
Civic Center Tower IN007004	None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
Pine Valley IN007005	Roof Replacement-Phase 2 of 2 Bldgs 13 thru 21	1460	40 units & Comm. Bldg.	\$115,550.00	\$106,434.00	\$106,434.00	\$106,434.00	Completed
	Kitchen Cabinets: Removal and Replacing/Dining Room Lighting	1460	100 units	\$35,000.00	\$99,696.00	\$99,696.00	\$99,696.00	Completed
Scattered Sites IN007007	Kitchen Cabinet Replacement	1460	1 house	\$2,500.00	\$0.00	\$0.00	\$0.00	Moved to 2000 CFP
	Window Replacement	1460	3	\$15,000.00	\$0.00	\$0.00	\$0.00	Moved to 2000 CFP

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

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750101 Replacement Housing Factor Grant No: n/a				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Flooring Replacement (3510 Southlea Dr., 1613 Tam-O-Shanter)	1460	2	\$3,000.00	\$2,805.35	\$2,805.35	\$2,805.35	Completed
	Siding Replacement (2354 King Street, 1612 Gleneagles Drive, 3510 Southlea Drive, 1330 West Tate Street)	1460	4	\$10,000.00	\$13,575.00	\$13,575.00	\$13,575.00	Completed
	Landscaping	1450		\$0.00	\$6,000.00	\$6,000.00	\$0.00	Moved from 2000 CFP
Scattered Site IN007008	Window Replacement	1460	2	\$10,000.00	\$0.00	\$0.00	\$0.00	Moved to 2000 CFP
	Flooring Replacement 1928 Lynwood (Carpet Installation) 302 Redwood Ct (\$1,017.25)	1460	1	\$2,000.00	\$2,738.15	\$2,738.15	\$2,738.15	Completed
	Landscaping	1450		\$0.00	\$5,000.00	\$5,000.00	\$0.00	Moved from 2000 CFP
Superior Street IN007009	None			\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Section (504) Upgrades	1460		\$2,000.00	\$873.60	\$873.60	\$873.60	Tran.293.15 to 1465 for benches/ Staff Train-194.75
	Section (504) Upgrades	1465		\$2,000.00	\$3,027.15	\$3,027.15	\$3,027.15	293.15 from 1460 bench
	Computer Hardware	1475		\$5,000.00	\$5,022.50	\$5,022.50	\$5,022.50	Trans. 22.50 from 1460 504 upgrades
Mgmt Improvements	Security by Local Law Enforcement	1408		\$30,000.00	\$0.00	\$0.00	\$0.00	

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

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750101 Replacement Housing Factor Grant No: n/a				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Staff Professional Development	1408		\$10,000.00	15,973.95	\$15,973.95	\$8,563.20	Staff Training
	Subsidize Child Care Provider	1408		\$500.00	\$0	\$0	\$0	Moved to staff develop \$286
	Resident Training	1408		\$5,000.00	\$2,122.80	\$2,122.80	\$2,122.80	Completed
	Computer Software	1408		\$5,000.00	\$20,907.86	\$20,907.86	\$5,000.00	Moved from 1502 – 6/6/03
Administration	Admin Salaries	1410		\$72,952.55	\$72,952.55	\$72,952.55	\$72,952.55	
	Admin Benefits	1410		\$20,310.19	\$20,310.19	\$20,310.19	\$20,310.19	
	Sundry Costs	1410		\$232.26	\$232.26	\$232.26	\$232.26	
Fees and Costs		1430		\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	
Contingency		1502		\$25,610.00	\$0.00	\$0.00	\$0.00	Moved to computer software 1408
Totals				\$934,959.00	\$934,959.00	\$932,990.83	\$898,140.39	

CAPITAL FUND PROGRAM

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750102 Replacement Housing Factor Grant No: n/a			Federal FY of Grant: <p style="text-align: center;">2002</p>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30,2003 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$0.00	\$0.00		
3	1408 Management Improvements	\$30,000.00	\$30,000.00	\$16,990.00	\$16,990.00
4	1410 Administration	\$88,698.00	\$88,698.00	\$27,127.74	\$27,127.74
5	1411 Audit	\$0.00	\$0.00		
6	1415 Liquidated Damages	\$0.00	\$0.00		
7	1430 Fees and Costs	\$5,000.00	\$5,000.00	\$2,490.60	\$2,490.60
8	1440 Site Acquisition	\$0.00	\$0.00		
9	1450 Site Improvement	\$76,000.00	\$75,000.00	\$27,820.00	\$24,771.00
10	1460 Dwelling Structures	\$671,304.00	\$646,969.19	\$638,969.19	\$616,208.29
11	1465.1 Dwelling Equipment—Nonexpendable	\$2,000.00	\$2,000.00		
12	1470 Nondwelling Structures	\$0.00	\$0.00		
13	1475 Nondwelling Equipment	\$0.00	\$0.00		
14	1485 Demolition	\$0.00	\$0.00		
15	1490 Replacement Reserve	\$0.00	\$0.00		
16	1492 Moving to Work Demonstration	\$0.00	\$0.00		
17	1495.1 Relocation Costs	\$0.00	\$0.00		
18	1499 Development Activities	\$0.00	\$0.00		
19	1501 Collaterization or Debt Service	\$0.00	\$0.00		
20	1502 Contingency	\$13,978.00	\$39,312.81		
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$886,980.00	\$886,980.00	\$713,397.53	\$687,587.63
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00		
23	Amount of line 21 Related to Section 504 compliance	\$4,000.00	\$4,000.00		
24	Amount of line 21 Related to Security – Soft Costs	\$15,000.00	\$15,000.00		
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00	\$5,000.00		
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750102 Replacement Housing Factor Grant No: n/a				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Garden Square IN007001	Revitalization Phase 4/5 Windows, Siding, Lights, (Bldgs 1,6,7,8,12,13)	1460	54 units	\$459,000.00	\$454,033.00	\$454,033.00	\$445,080.70	
	Revitalization Phase 4/5 Landscaping/Concrete Trash Enclosures	1450	54 units	\$25,000.00	\$25,000.00	\$25,000.00	\$21,951.00	
	Floor Tile Phase 4/5 (Bldgs. 6,7,12,13)	1460	40 units	\$88,304.00	\$88,304.00	\$88,304.00	\$74,495.40	
	Heating System Upgrade	1460			\$2,850.00	\$2,850.00	\$2,850.00	Partial use from 2003 CFP
Dunbar Court IN007002	None			\$0.00	\$0.00			
Terrace Tower IN007003	Bathtubs	1460	105 units	\$40,000.00	\$0.00			Moved to 2007
	Repave Driveway/Parking Lot	1450		\$40,000.00	\$40,000.00	\$2,425.00	\$2,425.00	
	Landscaping/Tree Trimming	1450		\$10,000.00	\$10,000.00	\$395.00	\$395.00	
Civic Center Tower IN007004	None			\$0.00	\$0.00			
Pine Valley IN007005	Kitchen Cabinets/Dining Room Lighting/Flooring Phase 2 of 2	1460	50%	\$110,000.00	\$84,235.00	\$84,235.00	\$84,235.00	
Scattered Sites IN007007	Windows (3) Furnaces 1212 Maplewood 1953 Columbus 300 Oakmont	1460	1	\$5,000.00	\$6,000.00			
				\$0.00	\$3,547.19	\$3,547.19	\$3,547.19	Increase in # of Furnaces from 2004

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

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750102 Replacement Housing Factor Grant No: n/a				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Scattered Sites IN007008	Roof Repair	1460		\$0.00	\$6,000.00	\$6,000.00	\$6,000.00	
Superior Street IN007009	None			\$0.00	\$0.00			
PHA-Wide	504 Phys Improvements	1460		\$2,000.00	\$2,000.00			
	(504) Equipment	1465		\$2,000.00	\$2,000.00			
Management Improvements	Security by Local Law Enforcement	1408		\$0.00	\$15,000.00	\$15,000.00	\$15,000.00	Moved from 2004
	Resident Training	1408		\$5,000.00	\$5,000.00			
	Staff Professional Dev.	1408		\$10,000.00	\$10,000.00	\$1,990.00	\$1,990.00	Seminar Fee
Administration	Admin Salaries	1410		\$69,750.00	\$65,332.00	\$20,948.16	\$20,948.16	
	Admin Benefits	1410		\$23,245.00	\$22,866.00	\$6,179.58	\$6,179.58	
	Sundry Costs	1410		\$500.00	\$500.00			
Fees and Costs	Fees & Costs	1430		\$5,000.00	\$5,000.00	\$2,490.60	\$2,490.60	
Contingency	Contingency	1452		\$34,160.00	\$39,312.81			
	Totals			\$934,959.00	\$886,980.00	\$713,397.53	\$687,587.63	

CAPITAL FUND PROGRAM

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

PHA Name: Kokomo Housing Authority	Grant Type and Number Capital Fund Program Grant No: IN36P00750103 Replacement Housing Factor Grant No: n/a	Federal FY of Grant: <p style="text-align: center;">2003 (A)</p>
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (Revision 2) Updated July 1, 2004
 Performance and Evaluation Report for Period Ending June 30, 2004
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$20,000.00	\$20,000.00	\$0.00	\$0.00
4	1410 Administration	\$88,698.00	\$72,979.00	\$20,292.39	\$20,292.39
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$5,000.00	\$5,000.00	\$1,798.80	\$1,798.80
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$55,000.00	\$12,390.00	\$12,390.00	\$0.00
10	1460 Dwelling Structures	\$688,680.63	\$599,472.00	\$537,472.00	\$440,140.82
11	1465.1 Dwelling Equipment—Nonexpendable	\$10,000.00	\$10,351.00	\$8,351.00	\$8,351.00
12	1470 Nondwelling Structures	\$500.00	\$500.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$11,000.00	\$9,100.00	\$7,917.80	\$7,917.80
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$8,101.37	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$886,980.00	\$729,792.00	\$588,221.99	\$478,500.81
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00		
23	Amount of line 21 Related to Section 504 compliance	\$4,000.00	\$4,000.00		
24	Amount of line 21 Related to Security – Soft Costs	\$0.00	\$0.00		
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00	\$0.00		
26	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director

Date

Signature of Public Housing Director

Date

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

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750103 Replacement Housing Factor Grant No: n/a				Federal FY of Grant: 2003 (A)		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Garden Square IN007001	Revitalization Phase 5/5 Final Windows, Siding, Exterior Lights, Fencing (Bldgs 9,14,15)	1460	units	\$277,865.63	\$292,798.85	\$292,798.85	\$287,945.81	Includes CPI of \$18,743.22 CO-P52 – Gates - \$8,580.00
	Landscaping/Concrete Trash Enclosures	1450	54 units	\$21,134.00	\$12,390.00	\$12,390.00		
	Floor Tile Phase 5/5 (Bldgs. 8,9,14,15)	1460	units	\$85,680.00	\$85,680.00	\$85,680.00		
	Heating System Upgrades (Vacuum Pump and Steam Trap Cartridge Replacement for 900 Radiators FAL)	1460		\$48,000.00	\$48,000.00			Moved from 2004
	Interior Plumbing Phase 7/8 (Bldgs. 1,18,20, 23)	1460		\$275,000.00	\$129,111.30	\$129,111.30	\$121,791.80	(See 2003B for remaining funds)
	Water Heaters (3)	1460		\$6,000.00	\$7,497.00	\$7,497.00	\$7,497.00	Trans. Funds \$1,497 From Contingency
Dunbar Court IN007002	None							
Terrace Tower IN007003	Emergency Water Heaters/Electrical for Heaters	1460		0	\$16,141.56	\$16,141.56	\$16,141.56	\$10,968.28 water heaters/ \$5,173.28 Electrical
Central Maintenance IN007003	Increased Storage Space	1470		\$500.00	\$500.00			
Civic Center Tower IN007004	Smoke Alarm System	1460		\$18,000.00	\$6,243.29	\$6,243.29	\$6,243.29	Smoke Alarm System/ Intergrated Alarm – Moved bal to contingency
Pine Valley/IN007005	None							

Signature of Executive Director

Date

Signature of Public Housing Director

Date

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750103 Replacement Housing Factor Grant No: n/a				Federal FY of Grant: 2003 (A)		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Scattered Sites IN007007	Roof Replacement	1460	1	\$6,000.00	\$6,000.00			
	Furnace Replacement	1460	1	0	\$1,500.00			Moved from 2005
Scattered Sites IN007008	Roof Replacement	1460	1	\$6,000.00	\$6,000.00			
	Landscaping/Tree trimming	1450		0	\$1,500.00			Moved from 2005
Superior Street IN007009	None							
PHA-Wide	Computer Software	1408		\$5,000.00	\$5,000.00			
	Computer Hardware	1475		\$5,000.00	\$5,000.00	\$3,817.80	\$3,817.80	Airlan Bridge
	Replacement Refrigerators	1465	28	\$10,000.00	\$8,351.00	\$8,351.00	\$8,351.00	Completed
	Ride Behind Mowers	1475		\$6,000.00	\$4,100.00	\$4,100.00	\$4,100.00	Completed
Mgmt. Improvements	Resident Training	1408		\$5,000.00	\$3,500.00			Moved to 2005
	(504) Dwelling Structures	1460		\$2,000.00	\$2,000.00	\$721.36	\$721.36	
	(504) Dwelling Equipment	1465		\$2,000.00	\$2,000.00			
	Staff Professional Dev.	1408		\$10,000.00	\$8,500.00			Moved to 2005
Administration	Admin Salaries	1410		\$65,322.00	\$52,379.00	\$15,716.88	\$15,716.88	
	Administration Benefits	1410		\$22,866.00	\$20,100.00	\$4,171.23	\$4,171.23	
	Sundry	1410		\$500.00	\$500.00	\$404.28	\$404.28	Bid Advertising for Elevator.T
Fees and Costs	Fees & Costs	1430		\$5,000.00	\$5,000.00	\$1,798.80	\$1,798.80	Dimensions

Signature of Executive Director

Date

Signature of Public Housing Director

Date

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750103 Replacement Housing Factor Grant No: n/a				Federal FY of Grant: 2003 (A)		
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	
Contingency	Contingency	1452		\$8,101.37	\$0.00			Increase from 1465 refrig/1460 GS; Reduction \$1,497 Water Heaters over budget/Reduce d CC Alarms by \$11,756.71- added back to contingency. \$16,141.56 moved from contingency to emergency water heaters electrical TT. Balance moved of \$8,580.00 moved to cover CO for Phase 5 GS
	Totals			\$886,980.00	\$729,792.00	\$588,221.99	\$478,500.81	

Signature of Executive Director

Date

Signature of Public Housing Director

Date

Signature of Executive Director

Date

Signature of Public Housing Director

Date

CAPITAL FUND PROGRAM

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

PHA Name: Kokomo Housing Authority	Grant Type and Number Capital Fund Program Grant No: IN36P00750203 Replacement Housing Factor Grant No: n/a	Federal FY of Grant: <p style="text-align: center;">2003 (B)</p>
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (Revision 1, May 5, 2004) Updated July 1, 2004
 Performance and Evaluation Report for Period Ending: June 30, 2004
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$14,544.00	\$14,544.00	\$6,610.86	\$6,610.86
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$130,901.00	\$119,264.00	\$29,840.70	\$23,850.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$11,637.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$145,445.00	\$145,445.00	\$36,451.56	\$30,460.86
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00		
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00		
24	Amount of line 21 Related to Security – Soft Costs	\$0.00	\$0.00		
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00	\$0.00		
26	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director

Date

Signature of Public Housing Director

Date

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

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750203 Replacement Housing Factor Grant No: n/a				Federal FY of Grant: 2003 (B)		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Garden Square IN007001	Interior Plumbing Phase 7 (Bldgs. 1,,18,20,23)	1460		\$91,901.00	\$5,990.70	\$5,990.70	0.00	Reduced to balance of amount on Phase 7.
Terrace Tower IN007003	Emergency Elevator Bulkhead Installation (Safety requirement)	1460		\$39,000.00	\$113,273.30	\$23,850.00	\$23,850.00	Increased because of additional work for Elevator Bulkheads to bring up to required State Code
Administration	Admin Salaries	1410		\$10,511.00	\$10,511.00	\$4,777.70	\$4,777.70	
	Fringe Benefits	1410		\$4,033.00	\$4,033.00	\$1,833.16	\$1,833.16	
Contingency	Contingency	1502		\$0.00	\$11,637.00	0.00	0.00	Increased contingency.
Totals				\$145,445.00	\$145,445.00	\$36,451.56	\$30,486.86	

Signature of Executive Director

Date

Signature of Public Housing Director

Date

Signature of Executive Director

Date

Signature of Public Housing Director

Date

CAPITAL FUND PROGRAM

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

PHA Name: Kokomo Housing Authority	Grant Type and Number Capital Fund Program Grant No: IN36P00750104 Replacement Housing Factor Grant No: n/a	Federal FY of Grant: <p style="text-align: center;">2004</p>
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement
 Revised August 26, 2004, 2004
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$0.00	\$0.00		
3	1408 Management Improvements	\$110,000.00	\$110,500.00		
4	1410 Administration	\$72,979.00	\$84,517.60		
5	1411 Audit	\$0.00	\$0.00		
6	1415 Liquidated Damages	\$0.00	\$0.00		
7	1430 Fees and Costs	\$30,000.00	\$30,000.00		
8	1440 Site Acquisition	\$0.00	\$0.00		
9	1450 Site Improvement	\$31,000.00	\$38,500.00		
10	1460 Dwelling Structures	\$401,031.00	\$486,754.70		
11	1465.1 Dwelling Equipment—Nonexpendable	\$2,500.00	\$17,550.00		
12	1470 Non-dwelling Structures	\$52,000.00	\$52,000.00		
13	1475 Non-dwelling Equipment	\$20,000.00	\$20,000.00		
14	1485 Demolition	\$0.00	\$0.00		
15	1490 Replacement Reserve	\$0.00	\$0.00		
16	1492 Moving to Work Demonstration	\$0.00	\$0.00		
17	1495.1 Relocation Costs	\$0.00	\$0.00		
18	1499 Development Activities	\$0.00	\$0.00		
19	1501 Collateralization or Debt Service	\$0.00	\$0.00		
20	1502 Contingency	\$10,282.00	\$5,353.70		
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$729,792.00	\$845,176.00		
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00		
23	Amount of line 21 Related to Section 504 compliance	\$4,500.00	\$4,500.00		
24	Amount of line 21 Related to Security – Soft Costs	\$0.00	\$0.00		
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00	\$0.00		
26	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director

Date

Signature of Public Housing Director

Date

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

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750104 Replacement Housing Factor Grant No: n/a				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Garden Square IN007001	Basement Door Enclosures	1460	units	\$35,000.00	\$35,000.00			
	Phase 8/8 – Plumbing (9,14,15) ½ of project	1460	24	\$0	\$70,173.70			
	Playground Renovation	1450	3	\$0	\$2,500.00			
	Boiler	1460	1	\$0	\$5,550.00			
Dunbar Court IN007002	Fencing/Landscaping/Side- walk Improvement	1450		\$7,000.00	\$7,000.00			
Terrace Tower IN007003	Replace Fuel Tank For Generators (in-ground)	1460		\$30,000.00	\$30,000.00			
	Washers/Dryers	1465		\$0.00	\$4,000.00			
Central Maintenance IN007003	Increase storage space/ Upgrade Board Rm/Lunch Rm.	1470		\$15,000.00	\$15,000.00			
	Repave Parking Lot	1470		\$25,000.00	\$25,000.00			
	HVAC Upgrade	1470		\$12,000.00	\$12,000.00			
Civic Center Tower IN007004	Parking Lot	1460		\$35,000.00	\$35,000.00			
	Landscaping	1450		\$2,000.00	\$2,000.00			
	Tree Trimming	1450		\$1,000.00	\$1,000.00			
	Washers/Dryers	1465		\$0.00	\$4,000.00			
Pine Valley/IN007005	Windows/Siding/Landscap- ing (Phase I of IV)	1460		\$243,531.00	\$243,531.00			
	Fence Repair/Patio Repair- concrete replace (Phase I-3)	1450		\$15,000.00	\$15,000.00			
Scattered Sites/IN007007	Roof Replacement/Repair (3)	1460	3	\$18,000.00	\$18,000.00			
	Flooring (1) house	1460	1	\$2,000.00	\$2,000.00			
	Furnace Replacement (2)	1460	2	\$2,950.00	\$2,950.00			

Signature of Executive Director

Date

Signature of Public Housing Director

Date

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750104 Replacement Housing Factor Grant No: n/a				Federal FY of Grant: 2004		
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	
	Window Replacement (1)	1460	1	\$5,000.00	\$5,000.00			
	Siding Replacement (1)	1460	1	\$5,000.00	\$5,000.00			
	Revitalization	1460	2	0	\$10,000.00			
	Landscaping	1450	2	0	\$5,000.00			
Scattered Sites/IN007008	Roof Replacement (3)	1460	3	\$18,000.00	\$18,000.00			
	Flooring (1) house	1460	1	\$2,000.00	\$2,000.00			
	Furnace Replacement (2)	1460	2	\$2,550.00	\$2,550.00			
	Window Replacement (1)	1450	1	\$5,000.00	\$5,000.00			
Superior Street IN007009	Landscaping	1450		\$1,000.00	\$1,000.00			
PHA-Wide	Security by Local Law Enforcement	1408		\$85,000.00	\$85,000.00			
Management Improvements	Staff Professional Dev.	1408		\$10,000.00	10,000.00			
	Resident Training	1408		\$5,000.00	\$5,000.00			
	Computer Training	1408		\$5,000.00	\$5,000.00			
	KHIDS	1408		\$0.00	\$500.00			
Administration	Admin Salaries	1410		\$52,379.00	\$62,587.60			
	Benefits	1410		\$20,100.00	\$21,430.00			
	Sundry	1410		\$500.00	\$500.00			
Fees and Costs	Fees & Costs	1430		\$30,000.00	\$30,000.00			
	(504) Dwelling Structures	1460		\$2,000.00	\$2,000.00			
	(504) Dwelling Equipment	1465		\$2,500.00	\$2,500.00			
	Computer Software	1408		\$5,000.00	\$5,000.00			
	Computer Hardware	1475		\$5,000.00	\$5,000.00			
	Ride Behind Mowers	1475	2	\$12,000.00	\$12,000.00			
	Postage Meter Replacement	1475		\$3,000.00	\$3,000.00			
	Refrigerators	1465	15	\$0.00	\$4,050.00			

Signature of Executive Director

Date

Signature of Public Housing Director

Date

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750104 Replacement Housing Factor Grant No: n/a				Federal FY of Grant: 2004		
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	
	Stoves	1465	15	\$0.00	\$3,000.00			
Contingency	Contingency	1502		\$10,282.00	\$5,353.70			
	Totals			\$729,792.00	\$845,176.00			

Signature of Executive Director

Date

Signature of Public Housing Director

Date

Signature of Executive Director

Date

Signature of Public Housing Director

Date
