

# PHA Plans

## Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226  
(exp 05/31/2006)

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

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# Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

## Streamlined Annual Plan for Fiscal Year 2005

**NOTE:** This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

## Streamlined Five-Year PHA Plan Agency Identification

**PHA Name:** Housing Authority of Henderson

**PHA Number:** KY012

**PHA Fiscal Year Beginning:** (mm/yyyy) 04/2005

**PHA Programs Administered:**

- Public Housing and Section 8**     **Section 8 Only**     **Public Housing Only**  
Number of public housing units: 430    Number of S8 units:    Number of public housing units:  
Number of S8 units: 649

**PHA Consortia: (check box if submitting a joint PHA Plan and complete table)**

| Participating PHAs   | PHA Code | Program(s) Included in the Consortium | Programs Not in the Consortium | # of Units Each Program |
|----------------------|----------|---------------------------------------|--------------------------------|-------------------------|
| Participating PHA 1: |          |                                       |                                |                         |
| Participating PHA 2: |          |                                       |                                |                         |
| Participating PHA 3: |          |                                       |                                |                         |

### 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 and attachments (if any) 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)

## Streamlined Five-Year PHA Plan PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

### A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here) *The mission of the Housing Authority of Henderson is to promote, without discrimination, affordable quality housing, economic opportunity, and a positive living environment for the residents we serve.*

### B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those 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: *Maintain to less than 5%*
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments: *Build additional units for rental and homeownership by 2009*
  - Other (list below) *Increase Section 8 landlord participation through outreach programs such as having yearly roundtable discussions.*

**Progress Report:** *In FY 2004, we had a vacancy rate of 3%.*

*With the use of Section 8 Administrative Reserve Funds, we \_\_\_\_\_  
remodeled/retrofitted an older building for a medical clinic which \_\_\_\_\_*

***houses the CATCH program. The Housing Authority remodeled office space at Barret Center for the Section 8 Offices with Section 8 reserve funds. 19 new Section 8 landlords were added to the program.***

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: ***Renovate/modernize to increase marketability and, when feasible, add amenities through Capital Funds.***
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

***Progress Report: With the last Capital Program Funds, we continued to renovate/modernize current housing stock. As a result, this also enhances the attractiveness and marketability of our dwelling units. Current REAC physical inspection score of 99%.***

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords: ***through public awareness, education presentations and brochures, and yearly briefings for new 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)

***Progress Report: We held briefing sessions with new tenants and landlords. We mailed newsletters to inform the public of the availability of Section 8 vouchers in public housing. Implementing a yearly round table discussion with landlords.***

**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: ***Follow deconcentration policy***

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

***Progress Report:*** ***Through marketing and outreach, we have increased the number of families by 16 with incomes greater than fifty (50) but less than ~~eighty~~eighty (80) percent of median income. Consequently, there has been a decrease in the concentrations of very low-income families as per the requirements of the QHWRA of 1998. (See Attachment A)*** ~~(See Attachment A)~~

***The -Housing Authority of Henderson has used a comprehensive security and preventive-based approach to attack the problem of drug related crime. A community policing concept comprised of police patrols coupled with the promotion of resident neighborhood efforts is being used to combat the problem of drug activity in around our developments. At the Housing Authority of Henderson's,***

***-Community and Technology Center, a comprehensive drug prevention program involving academic and drug education programs, after school summer programs, anger management class, and employment skills education provides youth and adults alternatives to drug activity.***

***Program specific activities to be undertaken by the City of Henderson includes \$38,400 in CDBG Funds to provide enhanced police protection families our developments are in areas of concentration of low and moderate income particularly focusing on census tracts in which located.***

***\$169,990 will be utilized for rehabilitation/reconstruction. The City will undertake 2 housing reconstructions (\$111,750) for low income, owner-occupied families living in dilapidated structures within the City, and \$58,240 will be provided for soft costs associated with the construction of 10 homes occupied by low income elderly households pending HOME application funding of \$600,000.***

***\$7,500 to provide operation funds to local Emergency Shelter for Women in census tract 206.01.***

*\$28,910 to undertake approximately 1,445 linear feet infrastructure improvements (sidewalk, curb and gutter) in census tract 204 benefiting low to moderate income families (sections Martin Luther King, Jr. Blvd.) to continue efforts in providing safe pedestrian passage for children walking to elementary and middle schools and other public facilities.*

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households  
Objectives:
  - Increase the number and percentage of employed persons in assisted families: *Increase by 2 families per year (189 now)*
  - Provide or attract supportive services to improve assistance recipients' employability: *Ongoing FSS and community service programs. Lawndale Hall Facility houses the Even Start Program and the Adult Learning Center on site.*
  - Provide or attract supportive services to increase independence for the elderly or families with disabilities. *ROSS program presents other potential programming opportunities*
  - Other: (list below) *Annually maintain a minimum of 50 percents participation rate by elderly/disabled residents in programs of self sufficiency/supportive services.*

**Progress Report:** *We increased the number of working families by 16.*

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

*We maintain a 75 percents participation rate by elderly/disabled residents in programs of self-sufficiency and supportive services.*

*The Cabell-Platt Medical Center is now open to house the Community Access to Child Healthcare (CATCH) program. The program is sponsored by the Methodist Hospital. The hospital provides license, physicians, and physician's insurance. Health care is provided to individuals with or without insurance. Negotiations for adult medical care and dental care are in process.*

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: ***Provide awareness training to staff and post grievance policy and procedures***
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: ***Retrofit 0 bedroom buildings to 2 bedroom apartments for Section 504-handicap accessible. Remodel elderly bathrooms to be handicap accessible through use of capital funds.***
- Other: (list below)

***Progress Report:***      ***Housing Authority of Henderson staff attended workshops and conventions. We also provided in-house training on rent calculations, occupancy, safety, first aid, and maintenance electrical.***

**Other PHA Goals and Objectives: (list below)**

## Streamlined Annual PHA Plan PHA Fiscal Year 2005 [24 CFR Part 903.12(b)]

### Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

**A. ANNUAL STREAMLINED PHA PLAN COMPONENTS**

|                                     |   |    |     |
|-------------------------------------|---|----|-----|
| <input checked="" type="checkbox"/> | 1. Housing Needs <del>ss</del> .....  |    |     |
|                                     |   | 9  |     |
| <input checked="" type="checkbox"/> | 2. Financial Resources .....  |    | 14  |
| <input checked="" type="checkbox"/> | 3. Policies on Eligibility, Selection and Admission .....   |    | 15s |
| <input checked="" type="checkbox"/> | 4. Rent Determination Policies .....  |    | 23  |
| <input checked="" type="checkbox"/> | 5. Capital Improvements Needs .....   |    | 28  |
| <input type="checkbox"/>            | 6. Demolition and Disposition .....   |    | 29  |
| <input type="checkbox"/>            | 7. <del>Homeownership</del> .....   |    |     |
|                                     | Homeownership .....   |    | 30  |
| <input checked="" type="checkbox"/> | 8. Civil Rights Certifications (included with PHA Certifications of Compliance) ..  |    | 30  |
| <input checked="" type="checkbox"/> | 9. Additional <del>Information</del> <u>Information</u> .....   |    |     |
|                                     |   | 31 |     |
|                                     | a. PHA Progress on Meeting 5-Year Mission and Goals   |    |     |
|                                     | b. Criteria for Substantial Deviations and Significant Amendments   |    |     |
|                                     | c. Other Information Requested by HUD   |    |     |
|                                     | i. Resident Advisory Board Membership and Consultation Process  |    |     |
|                                     | ii. Resident Membership on the PHA Governing Board  |    |     |
|                                     | iii. PHA Statement of Consistency with Consolidated Plan  |    |     |
|                                     | iv. (Reserved)  |    |     |
| <input type="checkbox"/>            | 10. Project-Based Voucher Program .....   |    | 34  |
| <input checked="" type="checkbox"/> | 11. Supporting Documents Available for Review .....   |    | 35- |
| <input checked="" type="checkbox"/> | 12. FY 2005 Capital Fund Program and Capital Fund Program Replacement Housing<br>Factor, Annual Statement/Performance and Evaluation Report ..... |    | 38  |
| <input checked="" type="checkbox"/> | 13. Capital Fund Program 5-Year Action Plan .....   |    |     |
|                                     |   | 44 |     |
| <input checked="" type="checkbox"/> | 14. Other (List below, providing name for each item <del>m</del> )  |    |     |
|                                     | <input checked="" type="checkbox"/> <u>Attachment A Attachments: Deconcentration Policy- (ky012a01)</u>   |    |     |
|                                     | <input checked="" type="checkbox"/> <u>Attachment B – Substantial Deviation and Significant Amendment or<br/>Modification– (ky012b01)</u>         |    |     |
|                                     | <input checked="" type="checkbox"/> <u>Attachment C – Resident Advisory Board Comments (ky012c01)</u>   |    |     |
|                                     | <input checked="" type="checkbox"/> <u>AttachmentD – Capital Fund Performance and Evaluations - (ky012d01)</u>                                    |    |     |

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**B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

**Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;**

**Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.**

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

**Form HUD-50070, Certification for a Drug-Free Workplace;**

**Form HUD-50071, Certification of Payments to Influence Federal Transactions;**

**Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.**

**Executive Summary (optional)**

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

**1. Statement of Housing Needs** [24 CFR Part 903.12 (b), 903.7(a)]

**A. 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 PHA'S Waiting Lists  |               |                     |                 |
|---|---------------|---------------------|-----------------|
| Waiting list type: (select one)   |               |                     |                 |
| <input type="checkbox"/> Section 8 tenant-based assistance  |               |                     |                 |
| <input checked="" type="checkbox"/> Public Housing  |               |                     |                 |
| <input type="checkbox"/> Combined Section 8 and Public Housing  |               |                     |                 |
| <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)                      |               |                     |                 |
| If used, identify which development/subjurisdiction:  |               |                     |                 |
|   | # of families | % of total families | Annual Turnover |
| Waiting list total  | 83            | 0                   | 114             |
| Extremely low income<br><=30% AMI   | 64            | 77.0%               |                 |
| Very low income<br>(>30% but <=50% AMI)   | 17            | 20.5%               |                 |
| Low income<br>(>50% but <80% AMI)   | 2             | 2.5%                |                 |
| Families with children  | 43            | 52.0%               |                 |
| Elderly families  | 8             | 10.0%               |                 |
| Families with Disabilities  | 16            | 19.0%               |                 |
| Race/ethnicity-W  | 62            | 74.7%               |                 |
| Race/ethnicity-B  | 18            | 21.7%               |                 |
| Race/ethnicity-H  | 3             | 3.6%                |                 |
| Race/ethnicity  |               |                     |                 |
| Characteristics by Bedroom Size (Public Housing Only)   |               |                     |                 |
| 1BR   | 31            | 37.0%               | 56              |
| 2 BR  | 22            | 27.0%               | 40              |
| 3 BR  | 23            | 28.0%               | 18(114)         |
| 4 BR  | 7             | 8.0%                |                 |
| 5 BR  | 0             |                     |                 |
| 5+ BR   | 0             |                     |                 |
| 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  |               |                     |                 |

| <b>Housing Needs of Families on the Section 8 Waiting Lists</b>   |               |                     |                 |
|---|---------------|---------------------|-----------------|
| Waiting list type: (select one)   |               |                     |                 |
| <input checked="" type="checkbox"/> Section 8 tenant-based assistance   |               |                     |                 |
| <input type="checkbox"/> Public Housing   |               |                     |                 |
| <input type="checkbox"/> Combined Section 8 and Public Housing  |               |                     |                 |
| <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)                      |               |                     |                 |
| If used, identify which development/subjurisdiction:  |               |                     |                 |
|   | # of families | % of total families | Annual Turnover |
| Waiting list total  | 299           |                     | 80.0%           |
| Extremely low income<br><=30% AMI   | 239           | 80.0%               |                 |
| Very low income<br>(>30% but <=50% AMI)   | 53            | 18.0%               |                 |
| Low income<br>(>50% but <80% AMI)   | 7             | 2.0%                |                 |
| Families with children  | 165           | 55.0%               |                 |
| Elderly families  | 24            | 89.0%               |                 |
| Families with Disabilities  | 40            | 13.0%               |                 |
| Race/ethnicity  | 230           | 77.0%               |                 |
| Race/ethnicity  | 67            | 22.0%               |                 |
| Race/ethnicity  | 2             | 1.0%                |                 |
| Race/ethnicity  |               |                     |                 |
| Characteristics by Bedroom Size (Public Housing Only)   |               |                     |                 |
| 1BR   |               |                     |                 |
| 2 BR  |               |                     |                 |
| 3 BR  |               |                     |                 |
| 4 BR  |               |                     |                 |
| 5 BR  |               |                     |                 |
| 5+ BR   |               |                     |                 |
| Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes          |               |                     |                 |
| If yes:   |               |                     |                 |
| How long has it been closed (# of months)?  |               |                     |                 |
| Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes |               |                     |                 |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed?                  |               |                     |                 |
| <input type="checkbox"/> No <input type="checkbox"/> Yes  |               |                     |                 |

## B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

### (1) Strategies

#### **Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

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

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

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

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

## 2. Statement of Financial Resources

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

List on the following table 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.

| <b>Financial Resources:<br/>Planned Sources and Uses</b>                  |                   |  |
|---|-------------------|--|
| <b>Sources</b>  | <b>Planned \$</b> | <b>Planned Uses</b>                          |
| <b>1. Federal Grants (FY 2005 grants)</b>                                 |                   |  |
| a) Public Housing Operating Fund  | 383,233           |  |
| b) Public Housing Capital Fund  | 777,440           |  |
| c) HOPE VI Revitalization   |                   |  |
| d) HOPE VI Demolition   |                   |  |
| e) Annual Contributions for Section 8 Tenant-Based Assistance             | 2,010,986         |  |
| f) Resident Opportunity and Self-Sufficiency Grants                       |                   |  |
| g) Community Development Block Grant                                      |                   |  |
| h) HOME   |                   |  |
| Other Federal Grants (list below)   |                   |  |
|   |                   |  |
| <b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b> |                   |  |
| CFP KY36P01250104   | 611,737           | Capital Improvement                          |
| CFP KY36P01250103   | 0                 | Capital Improvement                          |
| CFP KY36P01250203   | 0                 | Capital Improvement                          |
| ROSS KY02RNN012P001   | 725               | ROSS-Network Neighborhood                    |
| ROSS KY02RSV012P0019  | 16,329            | ROSS-Service Coordinator Salary and Benefits |
| ROSS KY02RSE012P0045  | 0                 | Resident Opportunity and Self Sufficiency    |
| ROSS KY012RNN022A003  | 40,705            | ROSS-Network Neighborhood                    |
| <b>3. Public Housing Dwelling Rental Income</b>                           | <b>1,108,000</b>  | Operations                                   |
|   |                   |  |
|   |                   |  |
| <b>4. Other income (list below)</b>                                       |                   |  |
| Other Income  | 42,750            | Operations                                   |
| Excess Utilities  | 53,300            | Operations                                   |
| Non-Dwelling Rental   | 2,400             | Operations                                   |
| Interest-General Fund   | 11,670            |  |
| <b>4. Non-federal sources (list below)</b>                                |                   |  |
| KY Juvenile Justice Grant 2004/2005                                       | 49,760            | Operations-CAT Center                        |
| United Way Venture Grant  | 0                 | Operations-CAT Center                        |
|   |                   |  |

| Financial Resources:<br>Planned Sources and Uses |            |              |
|--|------------|--------------|
| Sources  | Planned \$ | Planned Uses |
| Total resources                                  | 5,109,035  |              |

### **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: (describe)-***Upon receipt of application***

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

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

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

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

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

##### **(2) Waiting List Organization**

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

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

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

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

c. Site-Based Waiting Lists-Previous Year

- 1.* Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d. NO

| Site-Based Waiting Lists                             |                |  |   |  |
|--|----------------|--|---|--|
| Development Information:<br>(Name, number, location) | Date Initiated | Initial mix of Racial, Ethnic or Disability Demographics | Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL | Percent change between initial and current mix of Racial, Ethnic, or Disability demographics |
|  |                |  |   |  |
|  |                |  |   |  |
|  |                |  |   |  |
|  |                |  |   |  |

2. What is the number of site based waiting list developments to which families may apply at one time? \_\_\_

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? \_\_\_

4.  Yes  No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

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

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

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

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

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

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

**(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b.  Yes  No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

a. Income targeting:

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Over-housed
- Under-housed
- 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.

- Date and Time *Applied within preferences*

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

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

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: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table: [\(See Attachment A\)](#)~~See Attachment A~~

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

## 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):
- Other (list below)

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

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

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

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

- Criminal or drug-related activity
- Other (describe below)
  - 1) *Tenancy history of family members*
  - 2) *Current/Previous landlord history*
  - 3) *Amount of tenant rental obligation*
  - 4) *Landlord obligations*

### (2) Waiting List Organization

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

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

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

- PHA main administrative office
- Other (list below)

**(3) Search Time**

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

If yes, state circumstances below:

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

**(4) Admissions Preferences**

- a. Income targeting

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

- b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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.

Date and Time- *Applied within preference*

Former Federal preferences:

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

**(5) Special Purpose Section 8 Assistance Programs**

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

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

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

- Through published notices
- Other (list below) *Direct contact through mailings or telephone*

**4. PHA Rent Determination Policies**

[24 CFR Part 903.12(b), 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 of the following two)

- 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))
- 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?

If yes to question 2, list these policies below:

**A. A hardship exists in the following circumstances:**

*1) When the family has lost eligibility for or is waiting for an eligibility determination for a Federal, State, or local assistance program including a family that includes a member who is a non-citizen lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for title IV of the Personal Responsibility and Work Opportunity Act of 1996:*

*2) When the family would be evicted because it is unable to pay the minimum rent;*

*3) When the income of the family has decreased because of changed circumstances, including loss of employment*

*4) When the family has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education, or similar items;*

*5) When a death has occurred in the family.*

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

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

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

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

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

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

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA

plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)  
***The Housing Authority of Henderson will not provide exclusions from income in addition to those already provided for by HUD.***

e. Ceiling rents

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

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

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

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

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

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

- Market comparability study

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

*1) The section 8 rent reasonableness study of comparable ~~h~~Housing Authority of Henderson*

*2) Survey of rents listed in local newspaper*

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

f. Rent re-determinations:

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

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

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

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

**13.6 Interim Reexamination<sub>s</sub>**

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

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (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**

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

- The section 8 rent reasonableness study of comparable housing

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

## B. Section 8 Tenant-Based Assistance

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

### (1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

## **(2) Minimum Rent**

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

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

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

## **5. Capital Improvement Needs**

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

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

### **A. Capital Fund Activities**

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

#### **(1) Capital Fund Program**

- a.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: 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.

#### **(1) Hope VI Revitalization**

- a.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)

Development name:

Development (project) number:

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

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

d.  Yes  No: 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:

e.  Yes  No: 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:

**6. Demolition and Disposition**

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

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

a.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

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

## **7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (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 the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

### **(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, what is the maximum number of participants this fiscal year? \_\_\_

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:

- c. What actions will the PHA undertake to implement the program this year (list)?

### **(3) Capacity of the PHA to Administer a Section 8 Homeownership Program**

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

- a.  Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.
- b.  Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c.  Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d.  Demonstrating that it has other relevant experience (list experience below).

## **8. Civil Rights Certifications**

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

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

## **9. Additional Information**

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

### **A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan**

*(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period **FY 2004 - 2009- PROGRESS REPORTS ARE DEFINED IN EACH***

***SECTION \_\_\_\_\_ OF PERTINENCE IN 5 YEAR PLAN.***

### **B. Criteria for Substantial Deviations and Significant Amendments**

#### **(1) Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

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

- a. Substantial Deviation from the 5-Year Plan - **(See Attachment B)**
- b. Significant Amendment or Modification to the Annual Plan

### **C. Other Information**

[24 CFR Part 903.13, 903.15]

#### **(1) Resident Advisory Board Recommendations**

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

If yes, provide the comments below:

\_\_\_\_\_ **See Attachment C**

- b. 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)

## (2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes  No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

***Willie Ballard***

Method of Selection:

Appointment

**The term of appointment is (include the date term expires): 1 year –term expires 8/31/05**

Election by Residents (if checked, complete next section –Description of Resident Election Process)

### Description of Resident Election Process

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) **Invitation issued for the President elected by peers to serve on the Board**

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)

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)

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

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

Date of next term expiration of a governing board member: —9/30/2005

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): Henry Lackey, Mayor

### **(3) PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

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

#### **Consolidated Plan jurisdiction: (provide name here) *City of Henderson***

a. 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 on its waiting list 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)

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

#### ***Activities by the City of Henderson using CDBG funds:***

***\$169,990 will be utilized for rehabilitation/reconstruction. The City will undertake 2 housing reconstructions (\$111,750) for low income, owner-occupied families living in dilapidated structures with the City.***

***\$58,240 will be provided for soft costs associated with the construction of 10 homes occupied by low-income elderly households pending HOME application funding.***

*\$7,500 to provide operational funds to local Emergency Shelter for Women in census tract 206.01.*

*\$28,910 to undertake approximately 1,445 linear feet infrastructure improvements (sidewalks, curb, and gutter) in census tract 204 benefiting low to moderate income families (sections M.L. King, Jr., Blvd.) to continue efforts in providing safe pedestrian passage for children walking to elementary and middle schools and other public facilities.*

**(4) (Reserved)**

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

**10. Project-Based Voucher Program**

- a.  Yes  No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

## 11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

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

| List of Supporting Documents Available for Review |   |  |
|---|---|--|
| Applicable & On Display                           | Supporting Document   | Related Plan Component   |
| X   | <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>   | Standard 5 Year and Annual Plans; streamlined 5 Year Plans                       |
| X   | State/Local Government Certification of Consistency with the Consolidated Plan.   | 5 Year Plans   |
| X   | Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement. | 5 Year and Annual Plans  |
| <del>X</del> X                                    | Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.  | Annual Plan: Housing Needs   |
| <del>X</del> X                                    | Most recent board-approved operating budget for the public housing program  | Annual Plan: Financial Resources   |
| X   | Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.  | Annual Plan: Eligibility, Selection, and Admissions Policies                     |
| X   | Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.   | Annual Plan: Eligibility, Selection, and Admissions Policies                     |
| X   | Section 8 Administrative Plan   | Annual Plan: Eligibility, Selection, and Admissions Policies                     |
| X   | Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.  | Annual Plan: Rent Determination  |
| X   | Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.   | Annual Plan: Rent Determination  |
| X   | Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 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   | Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).  | Annual Plan: Management and Operations   |
| <del>NA</del>                                     | Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)   | Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency |
| X   | Results of latest Section 8 Management Assessment System (SEMAP)  | Annual Plan: Management and Operations   |
| <del>X</del>                                      | Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan  | Annual Plan: Operations and Maintenance  |

| <b>List of Supporting Documents Available for Review</b> |   |   |
|--|---|---|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>  | <b>Related Plan Component</b>                                 |
| <u>NA</u>  | Consortium agreement(s).  | Annual Plan: Agency Identification and Operations/ Management |
| X  | Public housing grievance procedures<br><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.<br><input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.   | Annual Plan: Grievance Procedures                             |
| <u>X</u>   | The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.   | Annual Plan: Capital Needs                                    |
| <u>NA</u>  | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.   | Annual Plan: Capital Needs                                    |
| <u>NA</u>  | 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                                    |
| <u>X</u>   | Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).  | Annual Plan: Capital Needs                                    |
| <u>NA</u>  | Approved or submitted applications for demolition and/or disposition of public housing.   | Annual Plan: Demolition and Disposition                       |
| <u>NA</u>  | Approved or submitted applications for designation of public housing (Designated Housing Plans).  | Annual Plan: Designation of Public Housing                    |
| <u>NA</u>  | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937. | Annual Plan: Conversion of Public Housing                     |
| <u>X</u>   | Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.  | Annual Plan: Voluntary Conversion of Public Housing           |
| <u>NA</u>  | Approved or submitted public housing homeownership programs/plans.  | Annual Plan: Homeownership                                    |
| <u>NA</u>  | Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)   | Annual Plan: Homeownership                                    |
| <u>X</u>   | Public Housing Community Service Policy/Programs<br><input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy   | Annual Plan: Community Service & Self-Sufficiency             |
| <u>X</u>   | Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.   | Annual Plan: Community Service & Self-Sufficiency             |
| <u>X</u>   | FSS Action Plan(s) for public housing and/or Section 8.   | Annual Plan: Community Service & Self-Sufficiency             |
| <u>X</u>   | Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.  | Annual Plan: Community Service & Self-Sufficiency             |
| <u>X</u>   | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.  | Annual Plan: Community Service & Self-Sufficiency             |
| X  | Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G).<br><input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.  | Pet Policy  |
| X  | The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.  | Annual Plan: Annual Audit                                     |
| <u>NA</u>  | Consortium agreement(s), if a consortium administers PHA programs.  | Joint PHA Plan for Consortia                                  |
| <u>NA</u>  | Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection  | Joint PHA Plan for Consortia                                  |
| <u>X</u>   | Other supporting documents (optional). List individually. <b><u>ATTACHMENTS</u></b><br><u>Attachment A – Deconcentration Policy</u>   | (Specify as needed)   |

| <b>List of Supporting Documents Available for Review</b> |   |                               |
|--|---|-------------------------------|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>  | <b>Related Plan Component</b> |
|  | <u><i>Attachment B- Substantial Deviation</i></u><br><u><i>Attachment C – Resident Advisory Board Members Comments</i></u><br><u><i>Attachment D – Capital Fund Performance and Evaluation Tables</i></u> |                               |

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

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

|   |   |  |
|---|---|--|
| <b><u>PHA Name:</u></b><br><b><u>Housing Authority of Henderson</u></b> | <b><u>Grant Type and Number</u></b><br>Capital Fund Program Grant No: <b><u>KY36P01250105</u></b><br>Replacement Housing Factor Grant No: _____ | <b><u>Federal FY of Grant:</u></b><br><b><u>2005</u></b> |
|---|---|--|

**Original Annual Statement**    **Reserve for Disasters/ Emergencies**    **Revised Annual Statement (revision no: \_\_\_\_\_)**  
 **Performance and Evaluation Report for Period Ending: \_\_\_\_\_**    **Final Performance and Evaluation Report**

| <b><u>Line No.</u></b> | <b><u>Summary by Development Account</u></b>              | <b><u>Total Estimated Cost</u></b> |                       | <b><u>Total Actual Cost</u></b> |                        |
|------------------------|---|------------------------------------|-----------------------|---------------------------------|------------------------|
|                        |   | <b><u>Original</u></b>             | <b><u>Revised</u></b> | <b><u>Obligated</u></b>         | <b><u>Expended</u></b> |
| <u>1</u>               | <u>Total non-CFP Funds</u>                                |                                    |                       |                                 |                        |
| <u>2</u>               | <u>1406 Operations</u>                                    | <u>155,488</u>                     |                       |                                 |                        |
| <u>3</u>               | <u>1408 Management Improvements</u>                       | <u>20,000</u>                      |                       |                                 |                        |
| <u>4</u>               | <u>1410 Administration</u>                                | <u>77,744</u>                      |                       |                                 |                        |
| <u>5</u>               | <u>1411 Audit</u>   | <u>1,200</u>                       |                       |                                 |                        |
| <u>6</u>               | <u>1415 Liquidated Damages</u>                            | <u>0</u>                           |                       |                                 |                        |
| <u>7</u>               | <u>1430 Fees and Costs</u>                                | <u>29,200</u>                      |                       |                                 |                        |
| <u>8</u>               | <u>1440 Site Acquisition</u>                              | <u>0</u>                           |                       |                                 |                        |
| <u>9</u>               | <u>1450 Site Improvement</u>                              | <u>4,000</u>                       |                       |                                 |                        |
| <u>10</u>              | <u>1460 Dwelling Structures</u>                           | <u>472,300</u>                     |                       |                                 |                        |
| <u>11</u>              | <u>1465.1 Dwelling Equipment—Nonexpendable</u>            | <u>0</u>                           |                       |                                 |                        |
| <u>12</u>              | <u>1470 Non-dwelling Structures</u>                       | <u>0</u>                           |                       |                                 |                        |
| <u>13</u>              | <u>1475 Non-dwelling Equipment</u>                        | <u>16,508</u>                      |                       |                                 |                        |
| <u>14</u>              | <u>1485 Demolition</u>                                    | <u>0</u>                           |                       |                                 |                        |
| <u>15</u>              | <u>1490 Replacement Reserve</u>                           | <u>0</u>                           |                       |                                 |                        |
| <u>16</u>              | <u>1492 Moving to Work Demonstration</u>                  | <u>0</u>                           |                       |                                 |                        |
| <u>17</u>              | <u>1495.1 Relocation Costs</u>                            | <u>1,000</u>                       |                       |                                 |                        |
| <u>18</u>              | <u>1499 Development Activities</u>                        | <u>0</u>                           |                       |                                 |                        |
| <u>19</u>              | <u>1502 Contingency</u>                                   | <u>0</u>                           |                       |                                 |                        |
|                        | <b><u>Amount of Annual Grant: (sum of lines.....)</u></b> | <b><u>777,440</u></b>              |                       |                                 |                        |

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

| <b><u>Annual Statement/Performance and Evaluation Report</u></b>   |  |  |                |                                 |   |
|--|--|--|----------------|---------------------------------|---|
| <b><u>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</u></b>  |  |  |                |                                 |   |
| <b><u>PHA Name:</u></b><br><u>Housing Authority of Henderson</u>   |  | <b><u>Grant Type and Number</u></b><br>Capital Fund Program Grant No: <u>KY36P01250105</u><br>Replacement Housing Factor Grant No: _____ |                |                                 | <b><u>Federal FY of Grant:</u></b><br><u>2005</u> |
| <input checked="" type="checkbox"/> <b><u>Original Annual Statement</u></b> <input type="checkbox"/> <b><u>Reserve for Disasters/ Emergencies</u></b> <input type="checkbox"/> <b><u>Revised Annual Statement (revision no: _____)</u></b><br><input type="checkbox"/> <b><u>Performance and Evaluation Report for Period Ending:</u></b> <input type="checkbox"/> <b><u>Final Performance and Evaluation Report</u></b> |  |  |                |                                 |   |
| <b><u>Line No.</u></b>   | <b><u>Summary by Development Account</u></b>                     | <b><u>Total Estimated Cost</u></b>   |                | <b><u>Total Actual Cost</u></b> |   |
|  | <u>Amount of line XX Related to LBP Activities</u>               |  |                |                                 |   |
|  | <u>Amount of line XX Related to Section 504 compliance</u>       |  |                |                                 |   |
|  | <u>Amount of line XX Related to Security –Soft Costs</u>         |  |                |                                 |   |
|  | <u>Amount of Line XX related to Security-- Hard Costs</u>        |  |                |                                 |   |
|  | <u>Amount of line 10 Related to Energy Conservation Measures</u> |  | <u>100,500</u> |                                 |   |
|  | <u>Collateralization Expenses or Debt Service</u>                |  |                |                                 |   |





**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages**

| <b><u>PHA Name: Housing Authority of Henderson</u></b>   |  | <b><u>Grant Type and Number</u></b><br><b><u>Capital Fund Program Grant No: KY36P01250105</u></b><br><b><u>Replacement Housing Factor Grant No:</u></b> |                        |                                    |  | <b><u>Federal FY of Grant: 2005</u></b> |  |                              |
|--|--|---|------------------------|------------------------------------|--|---|--|------------------------------|
| <b><u>Development Number Name/HA-Wide Activities</u></b> | <b><u>General Description of Major Work Categories</u></b> | <b><u>Dev. Acct No.</u></b>   | <b><u>Quantity</u></b> | <b><u>Total Estimated Cost</u></b> |  | <b><u>Total Actual Cost</u></b>         |  | <b><u>Status of Work</u></b> |
| <u>HA-wide</u>   | <u>(1) A &amp; E</u>                                       | <u>1430</u>   |                        | <u>28,000</u>                      |  |   |  |                              |
|  | <u>(2) Administration</u>                                  | <u>1410</u>   |                        | <u>77,744</u>                      |  |   |  |                              |
|  | <u>(3) Equipment</u>                                       | <u>1475</u>   |                        | <u>16,508</u>                      |  |   |  |                              |
|  | <u>(4) Audit</u>   | <u>1411</u>   |                        | <u>1,200</u>                       |  |   |  |                              |
|  | <u>(5) Relocation</u>                                      | <u>1495.1</u>   |                        | <u>1,000</u>                       |  |   |  |                              |
|  | <u>(6) Fees &amp; Costs</u>                                | <u>1430</u>   |                        | <u>1,200</u>                       |  |   |  |                              |
|  | <u>(7) Landscaping</u>                                     | <u>1450</u>   |                        | <u>2,000</u>                       |  |   |  |                              |
|  | <u>(8) Painting and Restoration</u>                        | <u>1460</u>   |                        | <u>30,000</u>                      |  |   |  |                              |
|  | <u>(9) Carpet, replace</u>                                 | <u>1460</u>   |                        | <u>15,000</u>                      |  |   |  |                              |
|  | <u>(10) Sidewalk, replace</u>                              | <u>1450</u>   |                        | <u>2,000</u>                       |  |   |  |                              |
|  | <u>(11) Management Improvements</u>                        | <u>1408</u>   |                        | <u>20,000</u>                      |  |   |  |                              |
|  | <u>(12) Operations</u>                                     | <u>1406</u>   |                        | <u>155,488</u>                     |  |   |  |                              |
|  | <u>SUBTOTAL</u>  |   |                        | <u>350,140</u>                     |  |   |  |                              |

## 12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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





**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

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

|   |   |  |               |   |                |               |   |
|---|---|--|---------------|---|----------------|---------------|---|
| <u>PHA Name:</u>  |   | <u>Grant Type and Number</u><br><u>Capital Fund Program No: KY36P01250105</u><br><u>Replacement Housing Factor No:</u> |               |   |                |               | <u>Federal FY of Grant: 2005</u>        |
| <u>Development Number</u><br><u>Name/HA-Wide</u><br><u>Activities</u> | <u>All Fund Obligated</u><br><u>(Quarter Ending Date)</u> |  |               | <u>All Funds Expended</u><br><u>(Quarter Ending Date)</u> |                |               | <u>Reasons for Revised Target Dates</u> |
|   | <u>Original</u>   | <u>Revised</u>   | <u>Actual</u> | <u>Original</u>   | <u>Revised</u> | <u>Actual</u> |   |
| <u>KY012-1/Lawndale</u>   | <u>12/31/07</u>   |  |               | <u>6/30/2009</u>  |                |               |   |
| <u>KY012-2/Dixon</u>  | <u>12/31/07</u>   |  |               | <u>6/30/2009</u>  |                |               |   |
| <u>KY012-3/4 Sites</u>  | <u>12/31/07</u>   |  |               | <u>6/30/2009</u>  |                |               |   |
| <u>KY012-4/840 N. Adams</u>   | <u>12/31/07</u>   |  |               | <u>6/30/2009</u>  |                |               |   |
| <u>HA-wide</u>  | <u>12/31/07</u>   |  |               | <u>6/30/2009</u>  |                |               |   |

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

|   |  |  |               |  |                |               |   |
|---|--|--|---------------|--|----------------|---------------|---|
| <u>PHA Name:—</u>   |  | <u>Grant Type and Number</u><br><u>—Capital Fund Program No:—</u><br><u>—Replacement Housing Factor No:—</u> |               |  |                |               | <u>Federal FY of Grant:—</u>            |
| <u>Development Number</u><br><u>Name/HA Wide</u><br><u>Activities</u> | <u>All Fund Obligated-</u><br><u>(Quarter Ending Date)</u> |  |               | <u>All Funds Expended-</u><br><u>(Quarter Ending Date)</u> |                |               | <u>Reasons for Revised Target Dates</u> |
|   | <u>Original</u>  | <u>Revised</u>   | <u>Actual</u> | <u>Original</u>  | <u>Revised</u> | <u>Actual</u> |   |





**132. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**  
**Five-Year Action Plan**

| <u>Number/Name/HA-Wide</u>                      |                         | <u>FFY Grant: 2006<br/>PHA FY: 2006</u> | <u>FFY Grant: 2007<br/>PHA FY: 2007</u> | <u>FFY Grant: 2008<br/>PHA FY: 2008</u> | <u>FFY Grant: 2009<br/>PHA FY: 2009</u> |  |
|---|-------------------------|---|---|---|---|--|
| <u>KY012-1/Lawndale</u>                         | <u>Annual Statement</u> | <u>91,000</u>                           | <u>17,800</u>                           | <u>26,000</u>                           | <u>39,000</u>                           |  |
| <u>KY012-2/Dixon</u>                            |                         | <u>10,500</u>                           | <u>42,000</u>                           | <u>22,000</u>                           | <u>27,000</u>                           |  |
| <u>KY012-3/4 Sites</u>                          |                         | <u>341,000</u>                          | <u>332,600</u>                          | <u>316,000</u>                          | <u>13,000</u>                           |  |
| <u>KY012-4/840<br/>N. Adams</u>                 |                         | <u>0</u>                                | <u>50,000</u>                           | <u>50,000</u>                           | <u>363,000</u>                          |  |
| <u>HA-wide</u>                                  |                         | <u>334,940</u>                          | <u>335,040</u>                          | <u>363,440</u>                          | <u>335,440</u>                          |  |
|   |                         |   |   |   |   |  |
|   |                         |   |   |   |   |  |
|   |                         |   |   |   |   |  |
|   |                         |   |   |   |   |  |
|   |                         |   |   |   |   |  |
| <u>CFP Funds Listed for<br/>5-year planning</u> |                         | <u>777,440</u>                          | <u>777,440</u>                          | <u>777,440</u>                          | <u>777,440</u>                          |  |
|   |                         |   |   |   |   |  |
| <u>Replacement Housing<br/>Factor Funds</u>     |                         | <u>0</u>                                | <u>0</u>                                | <u>0</u>                                | <u>0</u>                                |  |

**132. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report Five-Year Action Plan**

**Capital Fund Program Five-Year Action Plan**

**Part I: Summary**

| <u>Activities for Year 1</u> | <u>Activities for Year : 2</u><br><u>FFY Grant: 2006</u><br><u>PHA FY: 2006</u> |   |                       | <u>Activities for Year: 3</u><br><u>FFY Grant: 2007</u><br><u>PHA FY: 2007</u> |   |                       |
|------------------------------|---|---|-----------------------|--|---|-----------------------|
|                              | <u>Development Name/Number</u>  | <u>Major Work Categories</u>                    | <u>Estimated Cost</u> | <u>Development Name/Number</u>   | <u>Major Work Categories</u>                              | <u>Estimated Cost</u> |
| <u>See</u>                   | <u>KY012-1/Lawndale</u>   | <u>(1) Storage Building, build (38 units)</u>   | <u>76,000</u>         | <u>KY012-1/Lawndale</u>  | <u>(1) Kitchen/Utility Room Floors, replace (6 units)</u> | <u>10,800</u>         |
| <u>Annual</u>                |   | <u>(2) Phone Cable, run (10 units)</u>          | <u>7,000</u>          |  | <u>(2) Phone Cable, run (10 units)</u>                    | <u>7,000</u>          |
|                              |   | <u>(3) Electric Meters- replace (134 units)</u> | <u>8,000</u>          |  | <u>SUBTOTAL</u>   | <u>17,800</u>         |
| <u>State-- ment</u>          |   | <u>SUBTOTAL</u>                                 | <u>91,000</u>         |  |   |                       |
|                              | <u>KY012-2/Dixon</u>  | <u>(1) Phone Cable, run (5 units)</u>           | <u>7,000</u>          | <u>KY012-2/Dixon</u>   | <u>(1) Phone Cable, run (10 units)</u>                    | <u>7,000</u>          |
|                              |   | <u>(2) Electric Meters- replace (66 units)</u>  | <u>3,500</u>          |  | <u>(2) Roof at Barret Gym</u>                             | <u>35,000</u>         |
|                              |   | <u>-</u>  |                       |  | <u>SUBTOTAL</u>   | <u>42,000</u>         |
|                              |   | <u>SUBTOTAL</u>                                 | <u>10,500</u>         |  | <u>SUBTOTAL</u>   | <u>42,000</u>         |
|                              |   |   |                       |  |   |                       |
|                              |   |   |                       |  |   |                       |
|                              |   |   |                       |  |   |                       |

**132. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report Five-Year Action Plan**

| <b>Capital Fund Program Five-Year Action Plan</b> |   |                                   |                            |  |                                   |                            |
|---|---|-----------------------------------|----------------------------|--|-----------------------------------|----------------------------|
| <b>Part II: Supporting Pages—Work Activities</b>  |   |                                   |                            |  |                                   |                            |
| Activities for Year 1                             | Activities for Year : ____<br>FFY Grant:—<br>PHA FY:— |                                   |                            | Activities for Year: ____<br>FFY Grant:—<br>PHA FY:— |                                   |                            |
|   | <b>Development-<br/>Name/Number</b>                   | <b>Major Work-<br/>Categories</b> | <b>Estimated-<br/>Cost</b> | <b>Development-<br/>Name/Number</b>                  | <b>Major Work-<br/>Categories</b> | <b>Estimated-<br/>Cost</b> |
| <b>See</b>  |   |                                   |                            |  |                                   |                            |
| <b>Annual</b>                                     |   |                                   |                            |  |                                   |                            |
| <b>Statement</b>                                  |   |                                   |                            |  |                                   |                            |
|   |   |                                   |                            |  |                                   |                            |
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|   |   |                                   |                            |  |                                   |                            |
|   |   |                                   |                            |  |                                   |                            |
|   |   |                                   |                            |  |                                   |                            |
|   |   |                                   |                            |  |                                   |                            |
| <b>Total CFP Estimated Cost</b>                   |   |                                   | \$                         |  |                                   | \$                         |

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

**132. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report Five-Year Action Plan**

| <u>Activities for Year 1</u> | <u>Activities for Year : 2</u><br><u>FFY Grant: 2006</u><br><u>PHA FY: 2006</u> |                | <u>Activities for Year: 3</u><br><u>FFY Grant: 2007</u><br><u>PHA FY: 2007</u> |   |                |
|------------------------------|---|----------------|--|---|----------------|
| <u>KY012-3 Sites</u>         | <u>(1) Transform 0 BR to 2 BR – 1 bldg</u>                                      | <u>60,000</u>  | <u>KY012-3 Sites</u>   | <u>(1) Transform 0 BR to 2 BR (1 bldg)</u>                                  | <u>60,000</u>  |
|                              | <u>(2) Build 2 BR Duplex</u>  | <u>165,000</u> |  | <u>(2) Build 3 BR Duplex</u>  | <u>175,000</u> |
|                              | <u>(3) 1 BR Bathrooms-remodel-(6 units)</u>                                     | <u>45,000</u>  |  | <u>(3) Siding on 8<sup>th</sup> St storage buildings-install (17 units)</u> | <u>17,000</u>  |
|                              | <u>(4) Phone Cable, run (6 units)</u>   | <u>3,000</u>   |  | <u>(4) Air Conditioners at Madison, replace (22 units)</u>                  | <u>25,000</u>  |
|                              | <u>(5) Interior Doors, replace (6 units)</u>                                    | <u>7,800</u>   |  | <u>(5) Heaters 8<sup>th</sup> St., replace (32 units)</u>                   | <u>38,400</u>  |
|                              | <u>(6) Washer Boxes, replace (6 units)</u>                                      | <u>1,200</u>   |  | <u>(6) Bath at 750 N Adams -0 Bedroom Elderly, remodel (4 units)</u>        | <u>12,000</u>  |
|                              | <u>(7) Dryer Vents, replace (6 units)</u>                                       | <u>600</u>     |  | <u>(7) Interior Doors at 750 N Adams 0 BR, replace (4 units)</u>            | <u>2,000</u>   |
|                              | <u>(8) Baseboard Heaters, replace (6 units)</u>                                 | <u>1,800</u>   |  | <u>(8) Phone Cable at 750 N Adams 0 BR, run (4 units)</u>                   | <u>2,000</u>   |
|                              | <u>(9) A/C at 1 BRS replace (36 units)</u>                                      | <u>21,600</u>  |  | <u>(9) Baseboard Heaters at 750 No Adams 0 BR, install (4 units)</u>        | <u>1,200</u>   |
|                              | <u>(10) Siding on Madison storage buildings (10 units)</u>                      | <u>10,000</u>  |  | <u>SUBTOTAL</u>   | <u>332,600</u> |
|                              | <u>(11)Heaters at Madison , replace (21 units)</u>                              | <u>25,000</u>  |  |   |                |
|                              | <u>SUBTOTAL</u>   | <u>341,000</u> |  |   |                |

**132. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report Five-Year Action Plan**

|  |                               |  |  |                              |   |               |
|--|-------------------------------|--|--|------------------------------|---|---------------|
|  | <u>12-4/<br/>840 N. Adams</u> |  |  | <u>12-4/ 840 North Adams</u> | <u>(1)Bathrooms, remodel<br/>(10 units)</u>                         | <u>30,000</u> |
|  |                               |  |  |                              | <u>(2) Remove wall from<br/>living room /kitchen (10<br/>units)</u> | <u>20,000</u> |
|  |                               |  |  |                              | <u>SUTOTAL</u>  | <u>50,000</u> |

**132. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**  
**Five-Year Action Plan**

| <b><u>Capital Fund Program Five-Year Action Plan</u></b> |                                 |                                     |                |                               |                                     |                |
|--|---------------------------------|-------------------------------------|----------------|-------------------------------|-------------------------------------|----------------|
| <b><u>Part I: Summary</u></b>                            |                                 |                                     |                |                               |                                     |                |
| <u>Activities for Year 1</u>                             | <u>Activities for Year : 2</u>  |                                     |                | <u>Activities for Year: 3</u> |                                     |                |
|  | <u>FFY Grant: 2006</u>          |                                     |                | <u>FFY Grant: 2007</u>        |                                     |                |
|  | <u>PHA FY: 2006</u>             |                                     |                | <u>PHA FY: 2007</u>           |                                     |                |
|  | <u>HA-wide</u>                  | <u>(1) A &amp; E</u>                | <u>10,000</u>  | <u>HA-wide</u>                | <u>(1) A &amp; E</u>                | <u>10,000</u>  |
|  |                                 | <u>(2) Administration</u>           | <u>77,744</u>  |                               | <u>(2) Administration</u>           | <u>77,744</u>  |
|  |                                 | <u>(3) Equipment</u>                | <u>19,308</u>  |                               | <u>(3) Equipment</u>                | <u>19,408</u>  |
|  |                                 | <u>(4) Audit</u>                    | <u>1,200</u>   |                               | <u>(4) Audit</u>                    | <u>1,200</u>   |
|  |                                 | <u>(5) Relocation</u>               | <u>1,000</u>   |                               | <u>(5) Relocation</u>               | <u>1,000</u>   |
|  |                                 | <u>(6) Fees and Costs</u>           | <u>1,200</u>   |                               | <u>(6) Fees and Costs</u>           | <u>1,200</u>   |
|  |                                 | <u>(7) Landscaping</u>              | <u>2,000</u>   |                               | <u>(7) Landscaping</u>              | <u>2,000</u>   |
|  |                                 | <u>(8) Painting and Restoration</u> | <u>30,000</u>  |                               | <u>(8) Painting and Restoration</u> | <u>30,000</u>  |
|  |                                 | <u>(9) Carpet, replace</u>          | <u>15,000</u>  |                               | <u>(9) Carpet, replace</u>          | <u>15,000</u>  |
|  |                                 | <u>(10) Sidewalk, replace</u>       | <u>2,000</u>   |                               | <u>(10) Sidewalk, replace</u>       | <u>2,000</u>   |
|  |                                 | <u>(11) Management Improvement</u>  | <u>20,000</u>  |                               | <u>(11) Management Improvement</u>  | <u>20,000</u>  |
|  |                                 | <u>(12) Operations</u>              | <u>155,488</u> |                               | <u>(12) Operations</u>              | <u>155,488</u> |
|  |                                 | <u>SUBTOTAL</u>                     | <u>334,940</u> |                               | <u>SUBTOTAL</u>                     | <u>335,040</u> |
|  | <u>Total CFP Estimated Cost</u> |                                     | <u>777,440</u> |                               |                                     | <u>777,440</u> |

**132. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report Five-Year Action Plan**

| <b>Capital Fund Program Five-Year Action Plan</b> |   |   |                       |  |  |                       |
|---|---|---|-----------------------|--|--|-----------------------|
| <b>Part I: Summary</b>                            |   |   |                       |  |  |                       |
| <u>Activities for Year 1</u>                      | <u>Activities for Year : 4</u><br><u>FFY Grant: 2008</u><br><u>PHA FY: 2008</u> |   |                       | <u>Activities for Year: 5</u><br><u>FFY Grant: 2009</u><br><u>PHA FY: 2009</u> |  |                       |
|   | <u>Development Name/Number</u>  | <u>Major Work Categories</u>                                  | <u>Estimated Cost</u> | <u>Development Name/Number</u>   | <u>Major Work Categories</u>                                 | <u>Estimated Cost</u> |
| <u>See</u>  | <u>KY012-1/Lawndale</u>   | <u>(1) Floors in Kitchen and Utility, replace (10 units)</u>  | <u>18,000</u>         | <u>KY012-1/Lawndale</u>  | <u>(1) Floors in Kitchen and Utility, replace (15 units)</u> | <u>27,000</u>         |
| <u>Annual</u>                                     |   | <u>(2) Phone Cable, run (10 units)</u>                        | <u>8,000</u>          |  | <u>(2) Phone Cable, run (15 units)</u>                       | <u>12,000</u>         |
| <u>State-ment</u>                                 |   | <u>SUBTOTAL</u>   | <u>26,000</u>         |  | <u>SUBTOTAL</u>  | <u>39,000</u>         |
|   | <u>KY012-2/Dixon</u>  | <u>(1) Phone Cable, run (5 units)</u>                         | <u>4,000</u>          | <u>KY012-2/Dixon</u>   | <u>(1) Floors in Kitchen and Utility, replace (15 units)</u> | <u>27,000</u>         |
|   |   | <u>(2) Floors in Kitchen Utility room, replace (10 units)</u> | <u>18,000</u>         |  | <u>SUBTOTAL</u>  | <u>27,000</u>         |
|   |   | <u>SUBTOTAL</u>   | <u>22,000</u>         |  |  |                       |
|   |   |   |                       |  |  |                       |
|   |   |   |                       |  |  |                       |
|   |   |   |                       |  |  |                       |

**132. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**  
**Five-Year Action Plan**

| <b><u>Capital Fund Program Five-Year Action Plan</u></b> |   |  |                |  |   |               |
|--|---|--|----------------|--|---|---------------|
| <b><u>Part I: Summary</u></b>                            |   |  |                |  |   |               |
| <u>Activities for Year 1</u>                             | <u>Activities for Year : 4</u><br><u>FFY Grant: 2008</u><br><u>PHA FY: 2008</u> |  |                | <u>Activities for Year: 5</u><br><u>FFY Grant: 2009</u><br><u>PHA FY: 2009</u> |   |               |
|  | <u>KY012-3 Sites</u>  | <u>(1) Air Conditioning at 8<sup>th</sup> St and D &amp; I, replace (77 units)</u> | <u>54,000</u>  | <u>KY012-3 Sites</u>   | <u>(1) Exterior Doors at Madison (21 units)</u> | <u>13,000</u> |
|  |   | <u>(2) Transform 0 BR at D &amp; I to 2 BR (1 building)</u>                        | <u>60,000</u>  |  | <u>SUBTOTAL</u>                                 | <u>13,000</u> |
|  |   | <u>(3) Build 3 Bedroom Duplex</u>  | <u>175,000</u> |  |   |               |
|  |   | <u>(4) Bathrooms at 1123 ½ and 1135 ½ Madison, remodel (2 units)</u>               | <u>8,000</u>   |  |   |               |
|  |   | <u>(5) Water Valves at 8<sup>th</sup> St and Madison, replace (56 units)</u>       | <u>7,000</u>   |  |   |               |
|  |   | <u>(6) Electric Primary Line at Madison, replace</u>                               | <u>12,000</u>  |  |   |               |
|  |   | <u>SUBTOTAL</u>  | <u>316,000</u> |  |   |               |

**132. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**  
**Five-Year Action Plan**

**Capital Fund Program Five-Year Action Plan**

**Part I: Summary**

| <u>Activities for Year 1</u> | <u>Activities for Year : 4</u><br><u>FFY Grant: 2008</u><br><u>PHA FY: 2008</u> |                | <u>Activities for Year: 5</u><br><u>FFY Grant: 2009</u><br><u>PHA FY: 2009</u> |  |
|------------------------------|---|----------------|--|--|
| <u>KY012-4/840 N. Adams</u>  | <u>(1) Bathrooms, remodel (10 units)</u>  | <u>30,000</u>  | <u>KY012-4/840 N. Adams</u>  | <u>(1) Bathrooms, remodel (15 units)</u><br><u>53,000</u>          |
|                              | <u>(2) Remove wall from living room/kitchen</u>                                 | <u>20,000</u>  |  | <u>(2) Cabinets, replace (99 units + 1 hall)</u><br><u>180,000</u> |
|                              | <u>SUBTOTAL</u>   | <u>50,000</u>  |  | <u>(3) Ranges, install (99 units)</u><br><u>45,000</u>             |
|                              |   |                |  | <u>(4) Remove wall from living room/kitchen</u><br><u>45,000</u>   |
|                              |   |                |  | <u>(5) Elevator, install</u><br><u>40,000</u>                      |
|                              |   |                |  | <u>SUBTOTAL</u><br><u>363,000</u>                                  |
| <u>HA-wide</u>               | <u>(1) A &amp; E</u>  | <u>10,000</u>  | <u>HA-wide</u>   | <u>(1) A &amp; E</u><br><u>10,000</u>                              |
|                              | <u>(2) Administration</u>   | <u>77,744</u>  |  | <u>(2) Administration</u><br><u>77,744</u>                         |
|                              | <u>(3) Equipment</u>  | <u>31,808</u>  |  | <u>(3) Equipment</u><br><u>20,000</u>                              |
|                              | <u>(4) Audit</u>  | <u>1,200</u>   |  | <u>(4) Audit</u><br><u>1,200</u>                                   |
|                              | <u>(5) Relocation</u>   | <u>1,000</u>   |  | <u>(5) Relocation</u><br><u>1,000</u>                              |
|                              | <u>(6) Fees and Costs</u>   | <u>1,200</u>   |  | <u>(6) Fees and Costs</u><br><u>1,200</u>                          |
|                              | <u>(7) Landscaping</u>  | <u>5,000</u>   |  | <u>(7) Landscaping</u><br><u>6,000</u>                             |
|                              | <u>(8) Painting and Restoration</u>   | <u>40,000</u>  |  | <u>(8) Painting and Restoration</u><br><u>15,808</u>               |
|                              | <u>(9) Carpet, replace</u>  | <u>15,000</u>  |  | <u>(9) Carpet, replace</u><br><u>15,000</u>                        |
|                              | <u>(10) Sidewalk, replace</u>   | <u>5,000</u>   |  | <u>(10) Sidewalk, replace</u><br><u>2,000</u>                      |
|                              | <u>(11) Management Improvement</u>  | <u>20,000</u>  |  | <u>(13) Management Improvement</u><br><u>30,000</u>                |
|                              | <u>(12) Operations</u>  | <u>155,488</u> |  | <u>(14) Operations</u><br><u>155,488</u>                           |
|                              | <u>SUBTOTAL</u>   | <u>363,440</u> |  | <u>SUBTOTAL</u><br><u>335,440</u>                                  |
|                              | <u>Total CFP Estimated Cost</u>   | <u>777,440</u> |  | <u>Total CFP Estimated Cost</u><br><u>777,440</u>                  |

**132. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report Five-Year Action Plan**

| Capital Fund Program Five-Year Action Plan          |                       |                |  |                       |                |
|---|-----------------------|----------------|--|-----------------------|----------------|
| Part II: Supporting Pages—Work Activities           |                       |                |  |                       |                |
| Activities for Year : ____<br>FFY Grant:<br>PHA FY: |                       |                | Activities for Year: ____<br>FFY Grant:<br>PHA FY: |                       |                |
| Development Name/Number                             | Major Work Categories | Estimated Cost | Development Name/Number                            | Major Work Categories | Estimated Cost |
|   |                       | <u>0</u>       |  |                       |                |
|   |                       |                |  |                       |                |
|   |                       |                |  |                       |                |
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|   |                       |                |  |                       |                |
| Total CFP Estimated Cost                            |                       | \$             |  |                       | \$             |

## **ATTACHMENT A**

### **ADMISSIONS POLICY FOR DECONCENTRATION**

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

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

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

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

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

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

The HUD FY 2004 Income Limits and Fair Market Rent Data show the thirty, fifty and eighty percents of the Median Income per number in a household are as follows:

| # Person | 30% of Median | 50% Very Low Income | 80% Low Income |
|----------|---------------|---------------------|----------------|
| 1        | \$11,850      | \$19,750            | \$31,600       |
| 2        | \$13,550      | \$22,550            | \$36,100       |
| 3        | \$15,250      | \$25,400            | \$40,600       |
| 4        | \$16,900      | \$28,200            | \$45,100       |
| 5        | \$18,250      | \$30,450            | \$48,750       |
| 6        | \$19,650      | \$32,700            | \$52,350       |
| 7        | \$21,000      | \$34,950            | \$55,950       |
| 8        | \$22,350      | \$37,200            | \$59,500       |

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

| % of median | # families | %  |
|-------------|------------|----|
| 30          | 271        | 66 |
| 50          | 89         | 22 |
| 80          | 51         | 12 |

| Project (Units) | <30% of Median |    | <50% of Median |    | <80% of Median |       | Total Units and Vacancies |       |
|-----------------|----------------|----|----------------|----|----------------|-------|---------------------------|-------|
|                 | #              | %  | #              | %  | #              | %     | # Units                   | #Vacs |
| KY 012-1(134)   | 82             | 61 | 116            | 87 | 134            | 100.0 | 134                       | 0     |
| KY 012-2(66)    | 43             | 65 | 59             | 91 | 65             | 100.0 | 66                        | 1     |
| KY 012-3(131)   | 73             | 56 | 98             | 73 | 123            | 100.0 | 131                       | 8     |
| KY 012-4(99)    | 73             | 74 | 87             | 89 | 89             | 100.0 | 99                        | 10    |

On 10/1/2004, the Authority had 83 families on its waiting list. Of the total, 64 (77%) had incomes under 30% of the median, 17 (20%) had incomes above 30% but below 50% of the median, and 2 (3%) had incomes above 50% but less than 80% of the median income.

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

New industry paying low to moderate wages along with an increase of service job positions has caused a rise in the area economy. As a result, we have had an increase of 16 families with income 50% of the AMI in the projects noted above. CHAS data shows the City of Henderson has 3,837 renter families that earn incomes that qualify them for Public Housing Assistance. Of these, 2,305 have housing problems and 374 (at any one time) are looking for a house to rent. The Authority's waiting list shows that 97% of the eligible families are earning less than 50% of the AMU. In other words, approximately 97% of the waiting families are in poverty. Obviously, some higher incomes do exist and every effort will be made to attract more to public housing.

**Component 3, (6) Deconcentration and Income Mixing**

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

If yes, list these developments as follows:

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

## **Attachment B**

### **Definition of Substantial Deviation and Significant Amendment or Modification**

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

#### **GOALS**

- Additions or deletions of Strategic Goals

#### **PROGRAMS**

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

#### **CAPITAL BUDGET**

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

#### **POLICIES**

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

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

**ATTACHMENT C**  
**COMMENTS OF RESIDENT ADVISORY BOARD**  
**PUBLIC HOUSING AGENCY PLANS**

Date: November 04, 2004, 9:00 A.M.  
Location: Boswell Conference Room—111 South Adams Street  
Present: Board: Ms. Willie M. Ballard, President; Ms. Wanda Hawkins, Vice-President; Ms. Nadine Marshall, Secretary; Patricia Jackson, Treasurer; and Ms. Nancy Patterson, Members At Large; Betty Wilkerson, Shirley Oliver, Linda Allen, and Barbara Pruett (see attached sign-in sheet)  
Staff: Bobbie Jarrett, Executive Director; Tina Belcher, Administrative Assistant

Ms. Jarrett reviewed with the Board the revised sections of the Public Housing Agency Plans, namely, Admissions and Continued Occupancy Policy; Section 8 Administration Plan; PHA Plans Template; FFY 2005 Capital Fund Program Annual Statement; FFY 2003 and FFY 2004 Performance and Evaluation Report; and Capital Fund Program Five-Year Action Plan.

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

| <i>Page # and Item</i>   | <i>Comment from Board Member</i>  | <i>HA Response</i>  |
|--|---|---|
| Template, 5 Year Plan<br><br><b>Objective:</b> Renovate or modernize public housing units: Renovate/modernize to increase marketability and, when feasible, add amenities through Capital Funds. | <b>KY012-1</b> Articles are being attached to the outside of the buildings that are doing damage.   | Residents will be reminded through the newsletter and notices to refrain from attaching articles to the buildings.  |
|  | <b>KY012-1:</b> Raw pet waste is being placed in the dumpsters.   | Residents will be reminded through the newsletter and notices to use garbage bags to dispose of pet waste.  |
|  | <b>KY012-1:</b> There are not enough electrical outlets in the bedrooms and in the kitchen.   | The Executive Director and the Modernization and Maintenance Coordinator have looked into this request and have found that there are more electrical outlets in the apartments than are required. |
|  | <b>KY012-3:</b> The Dumpster area in 8 <sup>th</sup> Street Circle is very dark.  | The Executive Director will check to see if it is feasible to install a security light in that area.  |
|  | <b>KY012-3:</b> Under the eaves of porches and siding needs to be washed.   | The Executive Director will inform the maintenance crew regarding the necessity powerwashing the buildings.   |
|  | <b>KY012-3:</b> People are jumping the fence and walking through Fagan Square at night. Skateboarders are using Dixon and Ingram as a playground. | The residents need to call 911 to address the problem if these trespassers are damaging property or are invading their privacy.   |
|  | <b>KY012-3:</b> Dixon and Ingram need sidewalks in the back of their buildings.   | The maintenance/modernization crew is working on that project at the present time.  |
|  | <b>KY012-3:</b> The tree in front of 424 Fagan Square needs to be removed. It is a hazard.  | The Executive Director will inspect the area and make a decision regarding the removal of the tree.   |
|  | <b>KY012-3:</b> The heat registers and vents in the apartment are dirty. Is Housing supposed to clean these at any time?                          | Maintenance is supposed to clean the vents/registers annually. The Maintenance supervisor will be contacted to make sure this is completed.   |
|  | <b>KY012-3:</b> Is the green carpet going to be replaced at 12-3 apartments?  | The Executive Director acknowledged that she knew the residents did not like the green carpet. Carpet will be replaced as needed. It is being replaced by the sugar and spice color.              |
|  | <b>KY012-4:</b> 840 North Adams Park is very dark at night. Residents would like a flagpole with a light  | The flagpole is to be erected displaying the American flag and a light will also be installed.  |
|  | <b>KY012-4:</b> The repair of the steps at 840 N. Adams is not holding together.  | The Executive Director and the Maintenance/Modernization Coordinator will review the repairs. It is possible that a more in depth solution will be required.                                      |

| <i>Page # and Item</i>                       | <i>Comment from Board Member</i>   | <i>HA Response</i>  |
|--|--|---|
|  | <p><b>HA-wide:</b></p> <p>The suggestion was made to make the printing of the resident handbook and the monthly newsletter larger and easier to read.</p> <p>The Board was pleased with the overall management of the Housing Authority They felt that the overall appearance of our units is outstanding and are happy with the continued improvements of the property.</p> | <p>We reviewed the changes to the ACOP and the Section 8 Administrative Plan.</p> <p>The Executive Director stated that she would look into this suggestion to see if it is feasible.</p> |
|  | <p>Inquiry regarding how to bid a job contract for the Housing Authority.</p>  | <p>The Bid Process was covered with the Board.</p>  |
| <p>Template, 5 Year Plan</p>                 | <p>The Residents are very pleased that the Housing Authority is revitalizing the MLK area with plans to build new duplexes. They also are pleased to hear of the plans to transform 0 bedroom units to 2 bedroom units and the remodeling of 840 units by taking out a wall between the living room and kitchen areas.</p>   |   |
| <p>Template, FY 2004 Annual Plan</p>         |  | <p>With the use of CDBG funds, the City of Henderson will install sidewalks on MLK that borders a portion of KY012-1 and KY012-2.</p>   |
| <p>Capital Fund Program Table (ky012h01)</p> |  |   |
| <p>Misc.</p>                                 |  |   |

## ATTACHMENT D

| <b>Annual Statement/Performance and Evaluation Report</b>   |   |   |         |                                     |          |
|---|---|---|---------|-------------------------------------|----------|
| <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>  |   |   |         |                                     |          |
| <b>PHA Name:</b><br>Housing Authority of Henderson  |   | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: <i>KY36P01250104</i><br>Replacement Housing Factor Grant No: |         | <b>Federal FY of Grant:</b><br>2004 |          |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2004 <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                         | 66,692  |         |                                     |          |
| 3   | 1408 Management Improvements            | 90,483  |         |                                     |          |
| 4   | 1410 Administration                     | 77,744  |         |                                     |          |
| 5   | 1411 Audit                              | 1,200   |         |                                     |          |
| 6   | 1415 Liquidated Damages                 | 0   |         |                                     |          |
| 7   | 1430 Fees and Costs                     | 18,230  |         |                                     |          |
| 8   | 1440 Site Acquisition                   | 0   |         |                                     |          |
| 9   | 1450 Site Improvement                   | 28,500  |         |                                     |          |
| 10  | 1460 Dwelling Structures                | 460,591   |         |                                     |          |
| 11  | 1465.1 Dwelling Equipment—Nonexpendable | 0   |         |                                     |          |
| 12  | 1470 Non-dwelling Structures            | 0   |         |                                     |          |
| 13  | 1475 Non-dwelling Equipment             | 33,000  |         |                                     |          |
| 14  | 1485 Demolition                         | 0   |         |                                     |          |
| 15  | 1490 Replacement Reserve                | 0   |         |                                     |          |
| 16  | 1492 Moving to Work Demonstration       | 0   |         |                                     |          |
| 17  | 1495.1 Relocation Costs                 | 1,000   |         |                                     |          |

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

|  |   |                                     |
|--|---|-------------------------------------|
| <b>PHA Name:</b><br>Housing Authority of Henderson | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: <i>KY36P01250104</i><br>Replacement Housing Factor Grant No: | <b>Federal FY of Grant:</b><br>2004 |
|--|---|-------------------------------------|

Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 9/30/2004  Final Performance and Evaluation Report

| Line No. | Summary by Development Account                            | Total Estimated Cost |         | Total Actual Cost |          |
|----------|---|----------------------|---------|-------------------|----------|
|          |   | Original             | Revised | Obligated         | Expended |
| 18       | 1499 Development Activities                               | 0                    |         |                   |          |
| 19       | 1502 Contingency  | 0                    |         |                   |          |
|          | Amount of Annual Grant: (sum of lines.....)               | 777,440              |         |                   |          |
|          | Amount of line XX Related to LBP Activities               |                      |         |                   |          |
|          | Amount of line XX Related to Section 504 compliance       |                      |         |                   |          |
|          | Amount of line XX Related to Security –Soft Costs         |                      |         |                   |          |
|          | Amount of Line XX related to Security-- Hard Costs        |                      |         |                   |          |
|          | Amount of line 10 Related to Energy Conservation Measures | 145,000              |         |                   |          |
|          | Collateralization Expenses or Debt Service                |                      |         |                   |          |







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

| <b>PHA Name:</b>  |   | <b>Grant Type and Number</b><br>Capital Fund Program No: KY36P01250104<br>Replacement Housing Factor No: |               |   |                | <b>Federal FY of Grant: 2004</b> |   |
|---|---|--|---------------|---|----------------|----------------------------------|---|
| <b>Development Number<br/>Name/HA-Wide<br/>Activities</b> | <b>All Fund Obligated<br/>(Quarter Ending Date)</b> |  |               | <b>All Funds Expended<br/>(Quarter Ending Date)</b> |                |                                  | <b>Reasons for Revised Target Dates</b> |
|   | <b>Original</b>                                     | <b>Revised</b>   | <b>Actual</b> | <b>Original</b>                                     | <b>Revised</b> | <b>Actual</b>                    |   |
| KY012-1/Lawndale  | 12/31/2006  |  |               | 12-31-08  |                |                                  |   |
| KY012-2/Dixon   | 12/31/2006  |  |               | 12-31-08  |                |                                  |   |
| KY012-3/4 Sites   | 12/31/2006  |  |               | 12-31-08  |                |                                  |   |
| KY012-4/840 N. Adams                                      | 12/31/2006  |  |               | 12-31-08  |                |                                  |   |
| HA-wide   |   |  |               |   |                |                                  |   |

| <b>Annual Statement/Performance and Evaluation Report</b>   |   |   |         |                   |                                     |  |
|---|---|---|---------|-------------------|-------------------------------------|--|
| <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>  |   |   |         |                   |                                     |  |
| <b>PHA Name:</b><br>Housing Authority of Henderson  |   | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: <i>KY36P01250103</i><br>Replacement Housing Factor Grant No: |         |                   | <b>Federal FY of Grant:</b><br>2003 |  |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) |   |   |         |                   |                                     |  |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2004 <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                         | 20,000  | 20,000  | 20,000.00         | 20,000.00                           |  |
| 3   | 1408 Management Improvements            | 20,694  | 20,694  | 20,694.00         | 20,694.00                           |  |
| 4   | 1410 Administration                     | 66,965  | 66,965  | 66,965.00         | 66,965.00                           |  |
| 5   | 1411 Audit                              | 1,200   | 1,200   | 1,200.00          | 1,200.00                            |  |
| 6   | 1415 Liquidated Damages                 | 0   | 0       | .00               | .00                                 |  |
| 7   | 1430 Fees and Costs                     | 1,500   | 1,500   | 270.00            | 134.26                              |  |
| 8   | 1440 Site Acquisition                   | 0   | 0       | .00               | .00                                 |  |
| 9   | 1450 Site Improvement                   | 20,500  | 32,120  | 19,107.00         | 26,812.93                           |  |
| 10  | 1460 Dwelling Structures                | 506,455   | 494,835 | 381,775.00        | 384,449.07                          |  |
| 11  | 1465.1 Dwelling Equipment—Nonexpendable | 0   | 0       | .00               | .00                                 |  |
| 12  | 1470 Non-dwelling Structures            | 0   | 0       | .00               | .00                                 |  |
| 13  | 1475 Non-dwelling Equipment             | 31,842  | 31,842  | 31,842.00         | 31,842.00                           |  |
| 14  | 1485 Demolition                         | 0   | 0       | .00               | .00                                 |  |
| 15  | 1490 Replacement Reserve                | 0   | 0       | .00               | .00                                 |  |
| 16  | 1492 Moving to Work Demonstration       | 0   | 0       | .00               | .00                                 |  |
| 17  | 1495.1 Relocation Costs                 | 500   | 500     | 337.00            | 286.24                              |  |
| 18  | 1499 Development Activities             | 0   | 0       | .00               | .00                                 |  |
| 19  | 1502 Contingency                        | 0   | 0       | .00               | .00                                 |  |
|   |   |   |         |                   |                                     |  |

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

|  |   |                                     |
|--|---|-------------------------------------|
| <b>PHA Name:</b><br>Housing Authority of Henderson | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: <i>KY36P01250103</i><br>Replacement Housing Factor Grant No: | <b>Federal FY of Grant:</b><br>2003 |
|--|---|-------------------------------------|

Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 9/30/2004  Final Performance and Evaluation Report

| Line No. | Summary by Development Account                            | Total Estimated Cost |         | Total Actual Cost |            |
|----------|---|----------------------|---------|-------------------|------------|
|          |   |                      |         |                   |            |
|          | Amount of Annual Grant: (sum of lines.....)               | 669,656              | 669,656 | 542,190.00        | 552,383.50 |
|          | Amount of line XX Related to LBP Activities               |                      |         |                   |            |
|          | Amount of line XX Related to Section 504 compliance       |                      |         |                   |            |
|          | Amount of line XX Related to Security –Soft Costs         |                      |         |                   |            |
|          | Amount of Line XX related to Security-- Hard Costs        |                      |         |                   |            |
|          | Amount of line 10 Related to Energy Conservation Measures |                      |         |                   |            |
|          | Collateralization Expenses or Debt Service                |                      |         |                   |            |
|          |   |                      |         |                   |            |

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

| PHA Name: Housing Authority of Henderson      |   | Grant Type and Number<br>Capital Fund Program Grant No: KY36P01250103<br>Replacement Housing Factor Grant No: |              |                      |           | Federal FY of Grant: 2003 |                |                |
|---|---|---|--------------|----------------------|-----------|---------------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities | General Description of Major Work Categories  | Dev. Acct No.   | Quantity     | Total Estimated Cost |           | Total Actual Cost         |                | Status of Work |
|   |   |   |              | Original             | Revised   | Funds Obligated           | Funds Expended |                |
| KY012-1/Lawndale                              | (1) Metal porches at D building, rebuild      | 1460  | 6 units      | 7,000.00             | 7,000.00  | .00                       | .00            | Ongoing        |
|   | (2) Concrete Stoops at D Building, replace    | 1450  | 6 units      | 7,000.00             | 7,000.00  | .00                       | .00            | Ongoing        |
|   | (3) Storage Buildings, Build (carryover 2002) | 1460  | 96 units     | 26,000.00            | 27,582.00 | 27,582.00                 | 27,582.18      | Completed      |
|   | (4) Porch Soffits                             | 1460  | 9 buildings  | 9,000.00             | 2,493.00  | 2,493.00                  | 2,492.89       | Completed      |
|   | (5) Phone Cable                               | 1460  |              |                      | 7,000.00  | .00                       | .00            | Ongoing        |
|   | SUBTOTAL                                      |   |              | 49,000.00            | 51,075.00 | 30,075.00                 | 30,075.07      |                |
|   |   |   |              |                      |           |                           |                |                |
| KY 012-2/Dixon                                | (1) Metal Porches- B Building, rebuild        | 1460  | 4 buildings  | 22,300               | 22,300    | 22,390.00                 | 22,391.34      | Completed      |
|   | (2) Metal Porches-D Building-rebuild          | 1460  | 1 building   | 5,600                | 5,600     | 9,318.00                  | 9,317.60       | Ongoing        |
|   | (3) Heaters, Family Units                     | 1460  | 46 units     | 55,200               | 55,200    | 36,164.00                 | 36,163.73      | Ongoing        |
|   | (4) Concrete Stoops-B Building, rebuild       | 1450  | 4 buildings  | 7,500                | 7,500     | 11,374.00                 | 11,374.45      | Ongoing        |
|   | (5) Concrete Stoops-D Building, replace       | 1450  | 1 building   | 2,000                | 2,000     | 31.00                     | 31.46          | Ongoing        |
|   | (6) Phone Cable, run                          | 1460  | 10 units     | 12,000               | 12,000    | 11,386.00                 | 11,385.98      | Ongoing        |
|   | (7) Storage Buildings, build                  | 1460  | 12 buildings | 68,000               | 56,650    | 55,314.00                 | 55,313.50      | Completed      |
|   | (8) Porch Soffits                             | 1460  | 5 buildings  | 5,000                | 4,344     | 4,689.00                  | 4,689.08       | Completed      |
|   | SUBTOTAL                                      |   |              | 177,600              | 165,594   | 150,666.00                | 150,667.14     |                |



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

| PHA Name: Housing Authority of Henderson      |  | Grant Type and Number<br>Capital Fund Program Grant No: KY36P01250103<br>Replacement Housing Factor Grant No: |          |                      |         | Federal FY of Grant: 2003 |            |   |
|---|--|---|----------|----------------------|---------|---------------------------|------------|---|
| Development Number<br>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 | Obligated                 | Expended   |   |
| HA-wide                                       | (1) A & E                                    | 1430  |          | 0                    | 0       | .00                       | .00        |   |
|   | (2) Administration                           | 1410  |          | 66,965               | 66,965  | 66,965.00                 | 66,965.00  | Completed                                 |
|   | (3) Equipment                                | 1475  |          | 31,842               | 31,842  | 31,842.00                 | 31,842.00  | Completed                                 |
|   | (4) Audit                                    | 1411  |          | 1,200                | 1,200   | 1,200.00                  | 1,200.00   | Completed                                 |
|   | (5) Relocation                               | 1495.1  |          | 500                  | 500     | 337.00                    | 286.24     | Ongoing                                   |
|   | (6) Fees & Costs                             | 1430  |          | 1,500                | 1,500   | 270.00                    | 134.26     | Ongoing                                   |
|   | (7) Landscaping                              | 1450  |          | 4,000                | 4,000   | 3,787.00                  | 3,787.31   | Ongoing                                   |
|   | (8) Painting and Restoration                 | 1460  |          | 13,200               | 19,550  | 5,829.00                  | 5,828.62   | Ongoing                                   |
|   | (9) Carpet, replace                          | 1460  |          | 14,000               | 19,000  | 17,000.00                 | 17,000.00  | Ongoing                                   |
|   | (10) Sidewalk, replace                       | 1450  |          | 0                    | 0       | .00                       | .00        | Put in CFP<br>KY36P01250203               |
|   | (11) Management Improvement                  | 1408  |          | 20,694               | 20,694  | 20,694.00                 | 20,694.00  | Completed                                 |
|   | (12) Operations                              | 1406  |          | 20,000               | 20,000  | 20,000.00                 | 20,000.00  | Completed                                 |
|   | (13) Pole Barn                               | 1450  |          | 0                    | 11,620  | 11,620.00                 | 11,619.71  | Completed-<br>Balance in<br>KY36P01250203 |
|   | SUBTOTAL                                     |   |          | 173,901              | 196,871 | 179,544.00                | 179,357.14 |   |

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

| <b>PHA Name:</b>                                 |   | <b>Grant Type and Number</b><br>Capital Fund Program No: KY36P01250103<br>Replacement Housing Factor No: |        |   |         | <b>Federal FY of Grant: 2003</b> |                                  |
|--|---|--|--------|---|---------|----------------------------------|----------------------------------|
| Development Number<br>Name/HA-Wide<br>Activities | All Fund Obligated<br>(Quarter Ending Date) |  |        | All Funds Expended<br>(Quarter Ending Date) |         |                                  | Reasons for Revised Target Dates |
|  | Original                                    | Revised  | Actual | Original                                    | Revised | Actual                           |                                  |
| KY012-1/Lawndale                                 | 12/31/05                                    |  |        | 12-31-07                                    |         |                                  |                                  |
| KY012-2/Dixon                                    | 12/31/05                                    |  |        | 12-31-07                                    |         |                                  |                                  |
| KY012-3/4 Sites                                  | 12/31/05                                    |  |        | 12-31-07                                    |         |                                  |                                  |
| KY012-4/840 N. Adams                             | 12/31/05                                    |  |        | 12-31-07                                    |         |                                  |                                  |
| HA-wide  | 12/31/05                                    |  |        | 12-31-07                                    |         |                                  |                                  |

| <b>Annual Statement/Performance and Evaluation Report</b>   |   |   |         |                   |                                     |  |
|---|---|---|---------|-------------------|-------------------------------------|--|
| <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>  |   |   |         |                   |                                     |  |
| <b>PHA Name:</b><br>Housing Authority of Henderson  |   | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: <i>KY36P01250203</i><br>Replacement Housing Factor Grant No: |         |                   | <b>Federal FY of Grant:</b><br>2003 |  |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2004 <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                         | 26,692  | 26,692  | .00               | .00                                 |  |
| 3   | 1408 Management Improvements            | 26,692  | 26,692  | 3,500.00          | 8,683.62                            |  |
| 4   | 1410 Administration                     | 13,346  | 13,346  | 13,346.00         | 13,346.00                           |  |
| 5   | 1411 Audit                              | 0   | 0       | .00               | .00                                 |  |
| 6   | 1415 Liquidated Damages                 | 0   | 0       | .00               | .00                                 |  |
| 7   | 1430 Fees and Costs                     | 19,500  | 1,500   | .00               | .00                                 |  |
| 8   | 1440 Site Acquisition                   | 0   | 0       | .00               | .00                                 |  |
| 9   | 1450 Site Improvement                   | 10,000  | 30,230  | 24,666.00         | 27,409.82                           |  |
| 10  | 1460 Dwelling Structures                | 10,000  | 10,000  | 10,000.00         | 6,515.77                            |  |
| 11  | 1465.1 Dwelling Equipment—Nonexpendable | 0   | 0       | .00               | .00                                 |  |
| 12  | 1470 Non-dwelling Structures            | 7,230   | 0       | .00               | .00                                 |  |
| 13  | 1475 Non-dwelling Equipment             | 20,000  | 25,000  | 1,000.00          | 1,121.30                            |  |
| 14  | 1485 Demolition                         | 0   | 0       | .00               | .00                                 |  |
| 15  | 1490 Replacement Reserve                | 0   | 0       | .00               | .00                                 |  |
| 16  | 1492 Moving to Work Demonstration       | 0   | 0       | .00               | .00                                 |  |
| 17  | 1495.1 Relocation Costs                 | 0   | 0       | .00               | .00                                 |  |
| 18  | 1499 Development Activities             | 0   | 0       | .00               | .00                                 |  |
| 19  | 1502 Contingency                        | 0   | 0       | .00               | .00                                 |  |

| <b>Annual Statement/Performance and Evaluation Report</b><br><b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>           |   |   |           |                   |                                     |  |
|---|---|---|-----------|-------------------|-------------------------------------|--|
| <b>PHA Name:</b><br>Housing Authority of Henderson  |   | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: <i>KY36P01250203</i><br>Replacement Housing Factor Grant No: |           |                   | <b>Federal FY of Grant:</b><br>2003 |  |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) |   |   |           |                   |                                     |  |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2004 <input type="checkbox"/> Final Performance and Evaluation Report                 |   |   |           |                   |                                     |  |
| Line No.  | Summary by Development Account                            | Total Estimated Cost  |           | Total Actual Cost |                                     |  |
|   | Amount of Annual Grant: (sum of lines.....)               | 133,460   | 133,460   | 52,512.00         | 57,076.51                           |  |
|   | Amount of line XX Related to LBP Activities               |   |           |                   |                                     |  |
|   | Amount of line XX Related to Section 504 compliance       |   |           |                   |                                     |  |
|   | Amount of line XX Related to Security –Soft Costs         |   |           |                   |                                     |  |
|   | Amount of Line XX related to Security-- Hard Costs        |   |           |                   |                                     |  |
|   | Amount of line 10 Related to Energy Conservation Measures | 10,000.00   | 10,000.00 | 6,515.77          | 6,515.77                            |  |
|   | Collateralization Expenses or Debt Service                |   |           |                   |                                     |  |
|   |   |   |           |                   |                                     |  |







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

| <b>PHA Name:</b>  |   | <b>Grant Type and Number</b><br>Capital Fund Program No: KY36P01250203<br>Replacement Housing Factor No: |               |   |                |               | <b>Federal FY of Grant: 2003</b>        |  |
|---|---|--|---------------|---|----------------|---------------|---|--|
| <b>Development Number<br/>Name/HA-Wide<br/>Activities</b> | <b>All Fund Obligated<br/>(Quarter Ending Date)</b> |  |               | <b>All Funds Expended<br/>(Quarter Ending Date)</b> |                |               | <b>Reasons for Revised Target Dates</b> |  |
|   | <b>Original</b>                                     | <b>Revised</b>   | <b>Actual</b> | <b>Original</b>                                     | <b>Revised</b> | <b>Actual</b> |   |  |
| KY012-1/Lawndale  | 3-31-06   |  |               | 3-31-08   |                |               |   |  |
| KY012-2/Dixon   | 3-31-06   |  |               | 3-31-08   |                |               |   |  |
| KY012-3/4 Sites   | 3-31-06   |  |               | 3-31-08   |                |               |   |  |
| KY012-4/840 N. Adams                                      | 3-31-06   |  |               | 3-31-08   |                |               |   |  |
| HA-wide   | 3-31-06   |  |               | 3-31-08   |                |               |   |  |

