

PHA Plans

Streamlined 5-Year/Annual Version

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

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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.

Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2006

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) 04/2006

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 2005, we had a vacancy rate of 3%.

With the use of Capital Funds, construction of two-2 bedroom houses is underway along with the remodel/transforming a 4 unit-0 Bedroom building into a two-2 Bedroom handicap accessible units.

10 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 29 out of possible score of 30.***

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 advertised in the local newspaper and public access television to inform the public of the availability of Section 8 vouchers in public housing. Implementing a yearly round table discussion with landlords.***

Adopted a Section 8 Homeownership Administrative Plan in April 2005.

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:
 - Implement public housing security improvements: ***Improve procedures as determined by REAC Customer Service Satisfaction Survey***
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

Progress Report: ***Through marketing and outreach, we have increased the number of families by 2 with incomes greater than thirty (30)but less than fifty (50) percent of median income. Consequently, there has been a decrease in the concentrations of very low-income families as per the requirements of the QHWRA of 1998. (See Attachment A)***

The Housing Authority of Henderson has used a comprehensive security and preventive-based approach to attack the problem of drug related crime. A community, policing concept comprised of police patrols coupled with the promotion of resident neighborhood watch efforts are being used to combat the problem of drug activity in and around our developments. At the Housing Authority of Henderson's Community and Technology Center, a comprehensive drug prevention program involving academic and drug education programs, after school summer programs, 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 \$37,011 in CDBG Funds to provide enhanced police protection in areas of concentration of low and moderate income families particularly focusing on census tracts in which our developments are located.

\$100,000 will be utilized for rehabilitation/reconstruction. The City will undertake 2 housing reconstructions for low income, owner-occupied families living in dilapidated structures within the City, and \$100,000 will be provided for soft costs associated with the construction of 10 homes occupied by low- income elderly households for the recently funded HOME program. The

City of Henderson will also repair the exterior of 20 low-income homeowner's homes with AHTF in the amount of \$63,000.

\$6,500 to provide operation funds to local Emergency Shelter for Women in census tract 206.01.

\$88,550 to undertake approximately 1,800 linear feet infrastructure improvements (sidewalk, curb and gutter) in census tract 202 benefiting low to moderate income families (sections McKinley and Roosevelt St.) 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 percent participation rate by elderly/disabled residents in programs of self sufficiency/supportive services.*

Progress Report: *We maintained the same number of working families.*

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 percent participation rate by elderly/disabled residents in programs of self-sufficiency and supportive services.

The Cabell-Platt Medical Center that houses the Community Access to Child Healthcare (CATCH) program, has been in operation for one year. The Medical Center has become the CATCH program's most utilized site with 41 percent of total participants. The program is sponsored by Methodist Hospital that provides license, physicians, and physician's insurance. Health care is provided to individuals with or without insurance.

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 Rental Integrity Monitoring, Sexual Harassment, Safety, First Aid, and Maintenance Electrical

Other PHA Goals and Objectives: (list below)

Streamlined Annual PHA Plan

PHA Fiscal Year 2006

[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

- 1. Housing Needs - 10
- 2. Financial Resources - 15
- 3. Policies on Eligibility, Selection and Admissions - 16
- 4. Rent Determination Policies - 24
- 5. Capital Improvements Needs - 30
- 6. Demolition and Disposition - 32
- 7. Homeownership - 32
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information - 36
 - 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)
- 10. Project-Based Voucher Program - 40
- 11. Supporting Documents Available for Review - 41
- 12. FY 2006 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report - 44
- 13. Capital Fund Program 5-Year Action Plan - 49
- 14. Other (List below, providing name for each item)
 - Attachment A – De-concentration Policy – (KY012a01)
 - Attachment B – Substantial Deviation and Significant Amendment or Modification – (ky012b01)
 - Attachment C – Resident Advisory Board Comments (ky012c01)
 - Attachment D – Capital Fund Performance and Evaluations – (ky012d01)

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	115		216
Extremely low income <=30% AMI	92	80	
Very low income (>30% but <=50% AMI)	14	12.2	
Low income (>50% but <80% AMI)	9	7.8	
Families with children	56	48.7	
Elderly families	5	.04	
Families with Disabilities	38	33	
Race/ethnicity - W	82	71	
Race/ethnicity - B	32	27	
Race/ethnicity - H	1	.09	
Race/ethnicity - O	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	52	45	
2 BR	36	31	
3 BR	26	22	
4 BR	1	.09	
5 BR	0	0	
5+ BR	0	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			

Housing Needs of Families on the Section 8 Waiting Lists			
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	211	42.18	
Extremely low income <=30% AMI	179	84.83	
Very low income (>30% but <=50% AMI)	29	13.74	
Low income (>50% but <80% AMI)	2	.95	
Families with children	89	42.18	
Elderly families	8	3.79	
Families with Disabilities	30	14.22	
Race/ethnicity – W	154	72.99	
Race/ethnicity-B	55	26.07	
Race/ethnicity-H	2	.95	
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 type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 8			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

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.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2006 grants)		
a) Public Housing Operating Fund	541,785	
b) Public Housing Capital Fund -2006	745,937	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,626,242	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (un-obligated funds only) (list below)		
CFP KY36P01250104	1,833	11/30 Capital Improvements
CFP KY36P01250105	550,872	11/30 Capital Improvements
ROSS KY02RNN012P001	0	ROSS Network Neighborhood
ROSS KY02RSV012P0018	0	ROSS Service Coordinator
ROSS KY012RNN022A003	17,520	ROSS Network Neighborhood
3. Public Housing Dwelling Rental Income	1,095,528	Operations
4. Other income (list below)		
Excess Utilities	50,490	Operations
Non-Dwelling Rental	4,800	Operations
Other Income	45,606	Operations
Interest-General Fund	13,633	Operations
5. Non-federal sources (list below)		
KY Juvenile Justice Grant	36,601	Operations-CAT Center
United Way	9,725	Operations-CAT Center
Total resources	5,740,572	

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) ***Due to the housing of displaced families from Hurricane Katrina, the Housing Authority of Henderson has employed the use of 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: (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:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing 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, Monthly Newsletters and PHA Web-Site*

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*

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)
Due to the housing of displaced families from Hurricane Katrina, the Housing Authority of Henderson has employed the use of 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:

- 1 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?

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

A. A hardship exists in the following circumstances:

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

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

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

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

5) When a death has occurred in the family.

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

C. Temporary hardship. If the Housing Authority reasonably determines that there is a qualifying hardship but that it is of a temporary nature, the minimum rent will not be imposed for a period of 90 days from the beginning of the suspension of the minimum rent. At the end of the 90-day period, the minimum rent will be imposed retroactively to the time of suspension. The Housing Authority will offer a repayment agreement in accordance with Section 17 of this policy for any rent not paid during the period of suspension. During the suspension period the Housing Authority will not evict the family for non-payment 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 re-examination (when they can elect the Flat Rent).

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

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

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

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

1) The section 8 rent reasonableness study of comparable housing

2) Survey of rents listed in local newspaper

3) Survey of similar unassisted units in the neighborhood

f. Rent re-determinations:

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

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

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.*

13.8 Interim Re-examinations/Re-determinations of Rent – Rent as set at admission or annual re-examination will remain in effect for the period between regular rent determinations unless changes in family circumstances occur. The participant is required and agrees to report, in writing, the following specified changes in family income and composition within ten calendar days of occurrence.

a) Loss or addition to family composition of any kind through birth, death, marriage, divorce, removal or other continuing circumstance and the amount, if any, of such family member's income. Any such additions, other than birth, must be approved by the PHA in advance, and must qualify, the same as an applicant or any prospective new participant.

(b) Employment, unemployment, or changes in income for employment of a permanent nature of the family head, spouse, or other wage earned 18 years of age or older.

(c) The starting of or stopping of, or an increase or decrease of any benefits or payments received by any member of the family or household from Old Age Pension, Aid for Dependent Child, Black Lung, Railroad Retirement, Private Pension Fund, Disability Compensation, Veterans Administration, Child Support, Alimony, Regular Contributions or Gifts. Lump sum payments or retroactive payments of benefits from any of the above sources which constitute the sum of monthly payments for a preceding period must be reported and rent adjusted retroactively on such income to date of eligibility for any family member residing in the household for that period of time.

(d) Cost of living increases in Social Security or public assistance grants need not be reported until next re-examination and re-determination of rent.

(e) Errors of omission made at admission or re-examination shall be corrected by the PHA. Retroactive payments will be made to the resident if the error is in his/her favor.

(f) A resident who has had a rent reduction/increase after initial occupancy or after annual re-examination must report all changes in income within 10 calendar days regardless of the amount or source.

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)

A. The Housing Authority shall immediately grant an exemption from application of the minimum monthly rent to any family making a proper request in writing who is unable to pay because of financial hardship that shall include:

- (1) The family has lost eligibility for, or is awaiting an eligibility determination from a federal, state, or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent residence under the immigration and nationalization act who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996.
- (2) The family would be evicted as a result of the implementation of the minimum rent. (this exemption is only applicable for the initial implementation of a minimum rent or increase to the existing minimum rent)
- (3) The income of the family has decrease because of changed circumstance, including loss of employment.
- (4) A death in the family has occurred which affects the family circumstances.
- (5) Other circumstances which may be decided by the Housing Authority on a case-by-case basis.

All of the above must be proven by the Resident providing verifiable information in writing to the Housing Authority prior to the rent becoming delinquent and before the lease is terminated by the Housing Authority.

B. If a resident requests a hardship exemption (prior to the rent being delinquent) under this section , and the Housing Authority reasonable determines the hardship to be of a temporary nature, exemption shall not be granted during a ninety day period beginning upon the making of the request for the exemption. A resident may not be evicted during the ninety-day period for non-payment of rent. In such a case, if the resident thereafter demonstrates that the financial hardship is of a long term basis, the Housing Authority shall retro actively exempt the resident from the applicability of the minimum rent requirement for such ninety day period. The paragraph does not prohibit the Housing Authority from taking eviction action for other violations of the lease.

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.)

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

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:

3.0 INITIAL ELIGIBILITY REQUIREMENTS

Before commencing homeownership assistance for a family, the Housing Authority of Henderson must determine that all of the following initial requirements have been satisfied:

A. Home Ownership Counseling

- 1. A family's participation in the Homeownership Program is conditional on the family attending and successfully completing a homeownership and housing counseling program provided or approved by Housing Authority of Henderson prior to commencement of homeownership assistance. The family must have a statement not more than 30 days old of "certification" from a Housing Authority of Henderson approved housing counseling program at the time of the homeownership application. "Certification" requires a current credit statement that meets the agency's standard for completion.**
- 2. The homeownership and counseling program will cover home maintenance; budgeting and money management; credit counseling; negotiating purchase price; securing mortgage financing; finding a home; and the advantages of purchasing and locating homes in areas that do not have a high concentration of low-income families.**
- 3. The counseling agency providing the counseling program shall either be approved by HUD or the program shall be consistent with the homeownership counseling provided under HUD's Housing Counseling Program. Housing Authority of Henderson will maintain a list of approved counseling programs.**

B. The family has been admitted to the Section 8 Housing Choice Voucher program.

C. The family qualifies as a first-time homeowner. At commencement of homeownership assistance for the family, the family must be any of the following:

- 1. A first-time homeowner is defined as a family of which no member owned any present ownership interest in a residence of any family member during the three years before commencement**

of homeownership assistance for the family. The term “first-time homeowner” includes a single parent or displaced homemaker who, while married, owned a home with his or her spouse, or resided in a home owned by his or her spouse.

2. *A cooperative member defined as a family of which one or more members owns membership shares in a cooperative.*
3. *A family of which a family member is a person with disabilities, and use of the homeownership option is needed as a reasonable accommodation so that the program is readily accessible to and usable by such person.*

D. *The family satisfies the minimum income requirement.*

1. *At commencement of monthly homeownership assistance payments for the family the family must demonstrate that the annual income of the adult family members who will own the home at commencement of homeownership assistance is not less than:*
 - a. *In the case of a disabled family the monthly Federal Supplemental Security Income (SSI) benefit for an individual living alone (or paying his or her share of food and housing costs) multiplied by twelve (as of 01/05 this is $\$579 \times 12 = \$6,948$); or*
 - b. *In the case of other families, the Federal minimum wage multiplied by 2,000 hours (as of 01/05 this is $\$5.15 \times 2,000 = \$10,300$ or $\$13,500$ annually).*
2. *Except in the case of an elderly family or a disabled family the Housing Authority of Henderson shall not count any welfare assistance received by the family in determining annual income. This disregard of welfare assistance income only affects the determination of minimum annual income used to determine if a family initially qualifies for commencement of homeownership assistance in accordance with this section, but does not affect:*
 - a. *The determination of income-eligibility for admission to the voucher program;*
 - b. *The calculation of the amount of the family's total tenant payment (gross family contribution);*
 - c. *The calculation of the amount of homeownership assistance payments on behalf of the family.*

E. *The family satisfies the employment requirements.*

1. *The family must demonstrate that one or more adult members of the family who will own the home at commencement of homeownership assistance are currently employed on a full-time basis (the term “full-time employment” means not less than an average of 30 hours per week); and has been continuously so*

- employed during the year before commencement of homeownership assistance for the family.*
2. *The Housing Authority of Henderson shall have discretion to determine whether and to what extent interruptions are considered to break continuity of employment during the year. The Housing Authority of Henderson may count successive employment during the year. The Housing Authority of Henderson may count self-employment in a business. Generally the employers may vary but there may not be a gap of more than two (2) weeks in employment and there must have been employment for at least forty-seven (47) weeks in the prior year.*
 3. *The employment requirement does not apply to an elderly family or a disabled family. Furthermore, if a family, other than an elderly family or a disabled family, includes a person with disabilities, the Housing Authority of Henderson shall grant an exemption from the employment requirement if the Housing Authority of Henderson determines that an exemption is needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities.*
- F. *The family has not defaulted on a mortgage securing debt to purchase a home under the homeownership option. The Housing Authority of Henderson shall not commence homeownership assistance for a family if any family member has previously received assistance under the homeownership option, and has defaulted on a mortgage securing debt incurred to purchase the home.*
- G. *Except for cooperative members who have acquired cooperative membership shares prior to commencement of homeownership assistance, no family member has a present ownership interest in a residence at the commencement of homeownership assistance for the purchase of any home.*
- H. *The family has not been in the “termination of assistance” process more than once in the last two years.*
- I. *The family must evidence a stable family composition of at least one year for any family members that are not minor children, spouse, foster children or any person of whom an adult family member has legal custody or guardianship.*
- J. *The family must have completed one year under lease in the Housing Choice Voucher program.*
- K. *The family may not owe Housing Authority of Henderson or any other Housing Authority an outstanding debt.*

- L. The family must be under the current rental lease, in the same unit, for over one year and must be a month-to-month tenant.***

- c. What actions will the PHA undertake to implement the program this year (list)?
- 1) Adopted by Board Resolution a Section 8 Homeownership Plan in April 2005
 - 2) Targeted participants of the FSS program initially

(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).
Section 8 Director and Caseworker/FSS Coordinator attended HUD sponsored training for certifications.

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 2005 - 2009 **FY 2006 Progress Reports are defined in each section of pertinence in the 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): 8/31/2006

One Year Term

- 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: **09/30/2006**

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

(3) PHA Statement of Consistency with the Consolidated Plan - City of Henderson

[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)

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:

\$100,000 will be utilized for rehabilitation/reconstruction. The City will undertake 2 housing reconstructions for low income, owner-occupied families living in dilapidated structures within the City, and \$100,000 will be provided for soft costs associated with the construction of 10 homes occupied by low-income elderly households for the recently funded HOME program. The City of Henderson will also repair the exterior of 20 low-income homeowner's homes with AHTF in the amount of \$63,000.

\$6,500 to provide operation funds to local Emergency Shelter for Women in census tract 206/01.

\$88,550 to undertake approximately 1,800 linear feet infrastructure improvements (sidewalk, curb and gutter) in census tract 202 benefiting low to moderate income families (sections McKinley and Roosevelt St.) 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
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
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
NA	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
X	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
NA	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
NA	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
X	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
NA	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
NA	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
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section 37 of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	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
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	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). <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
NA	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
NA	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Other supporting documents (optional). List individually. <i>ATTACHMENTS</i> <i>Attachment A-Deconcentration Policy</i> <i>Attachment B- Substantial Deviation</i> <i>Attachment C- Resident Advisory Board Members Comments</i> <i>Attachment D- Capital Fund Performance and Evaluation Tables</i>	(Specify as needed)

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 I: Summary					
PHA Name: Housing Authority of Henderson		Grant Type and Number Capital Fund Program Grant No: KYP01250106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	126,435			
3	1408 Management Improvements	20,000			
4	1410 Administration	74,594			
5	1411 Audit	1,200			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	6,200			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	4,000			
10	1460 Dwelling Structures	483,200			
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Non-dwelling Structures	0			
13	1475 Non-dwelling Equipment	29,308			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	1,000			
18	1499 Development Activities	0			
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	745,937			
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				
26	Amount of line 21 Related to Energy Conservation Measures	45,300			

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								
PHA Name: Housing Authority of Henderson		Grant Type and Number Capital Fund Program Grant No: KY36P01250106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
KY012-3 Sites	(1) Transform 0 BR to 2 BR	1460	1 bldg	60,000				
	(2) Build two-2 BR Duplexes	1460	1 unit	165,000				
	(3) 1 BR Bathrooms, remodel	1460	6 units	45,000				
	(4) Phone Cable, run	1460	6 units	3,000				
	(5) Interior Doors, replace	1460	6 units	7,800				
	(6) Washer Boxes, replace	1460	3 units	600				
	(7) Dryer Vents, replace	1460	6 units	600				
	(8) Baseboard Heaters, replace	1460	6 units	1,800				
	(9) Air Conditioners at Madison, replace	1460	21 units	19,500				
	(10) Heaters at Madison, replace	1460	21 units	24,000				
	SUBTOTAL			327,300				
KY012-4/840 North Adams								
	(1) Steps in 6 Breezeways, replace	1460		17,400				
	SUBTOTAL			17,400				

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								
PHA Name: Housing Authority of Henderson		Grant Type and Number Capital Fund Program Grant No: KY36P01250106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA WIDE	(1) Operations	1406		126,435				
	(2) Management Improvement	1408		20,000				
	(3) Administration	1410		74,594				
	(4) Audit	1411		1,200				
	(5) Fees and Costs	1430		1,200				
	(6) A & E	1430		5,000				
	(7) Landscaping	1450		2,000				
	(8) Sidewalk, replace	1450		2,000				
	(9) Painting & Restoration	1460		25,000				
	(10) Carpet, replace	1460		15,000				
	(11) Termite Repair	1460		5,000				
	(12) Equipment	1475		29,308				
	(13) Relocation	1495		1,000				
	SUBTOTAL			307,737				
	TOTAL CFP ESTIMATE COST			745,937				

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of Henderson		Grant Type and Number Capital Fund Program No: KY36P01250106 Replacement Housing Factor No:				Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
KY012-1/Lawndale	08/17/08			08/17/10			
KY012-2/Dixon	08/17/08			08/17/10			
KY012-3 Sites	08/17/08			08/17/10			
KY012-4/840 North Adams	08/17/08			08/17/10			
HA Wide	08/17/08			08/17/10			

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Housing Authority of Henderson			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 5 FFY Grant: 2010 PHA FY: 2010
	Annual Statement				
KY012-1/Lawndale		87,800	45,000	39,000	229,000
KY012-2/Dixon		79,000	58,200	60,800	27,000
KY012-3 Sites		217,100	265,500	159,900	27,000
KY012-4/840 North Adams		42,400	50,000	183,000	159,700
HA Wide		319,637	327,237	303,237	303,237
CFP Funds Listed for 5-year planning		745,937	745,937	745,937	745,937
Replacement Housing Factor Funds		0	0	0	0

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year :__2__ FFY Grant: 2007 PHA FY: 2007			Activities for Year: _3__ FFY Grant: 2008 PHA FY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	KY012-1/Lawndale	(1) Kitchen/Utility Room Floors, replace (6 units)	10,800	KY012-1/Lawndale	(1) Floors in kitchen and utility, replace (10 units)	18,000
Annual		(2) Phone Cable, run (10 units)	7,000		(2) Phone Cable, run (10 units)	8,000
Statement		(3) Storm Doors, replace (134 units)	70,000		(3) Air Conditioner, replace (38 units)	19,000
		SUBTOTAL	87,800		SUBTOTAL	45,000
	KY012-2/Dixon	(1) Phone Cable, run (10 units)	7,000	KY012-2/Dixon	(1) Phone Cable, run (5 units)	4,000
		(2) Roof at Barret Gym	35,000		(2) Floors in kitchen and utility room, replace (10 units)	18,000
		(3) Storm Doors, replace (66 units)	33,000		(3) Air Conditioners, replace (20 units)	10,000
		(4) Gym Floor, rework	4,000		(4) Refrigerators, replace (44 units)	26,200
		SUBTOTAL	79,000		SUBTOTAL	58,200

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : <u> 2 </u> FFY Grant: 2007 PHA FY: 2007			Activities for Year: <u> 3 </u> FFY Grant: 2008 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
KY012-3 Sites	(1) Transform 0 BR to 2 BR (1/2 building)	30,000	KY012-3 Sites	(1) Transform 0 BR at D & I to 2 BR (1 bldg)	60,000
	(2) Build one 3 Bedroom House	87,500		(2) Build two-3 Bedroom houses	175,000
	(3) Air Conditioners at 8 th St., replace (58 units)	29,000		(3) Bathrooms at 1123 ½ and 1135 ½ Madison, remodel (2 units)	8,000
	(4) Heaters at 8 th St., replace (32 units)	38,400		(4) Electric Primary Line at Madison, replace	12,000
	(5) Baths at 750 N. Adams-0 Bedrooms, Eld, remodel (4 units)	12,000		(5) Storm Doors at Madison, replace (22 units)	10,500
	(6) Interior Doors at 750 N Adams, 0 Bedrooms, elderly, (4 units)	2,000		SUBTOTAL	265,500
	(7) Phone Cable at 750 N Adams, 0 Bedrooms, run (4 units)	2,000			
	(8) Baseboard Heaters at 750 N. Adams 0 BR, install (4 units)	1,200			
	(9) Refrigerators at Madison (21 units)	15,000			
	SUBTOTAL	217,100			

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities					
Activities for Year : <u> 2 </u> FFY Grant: 2007 PHA FY: 2007			Activities for Year: <u> 3 </u> FFY Grant: 2008 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
KY012-4/840 North Adams	(1) Bathrooms, remodel (5 units)	15,000	KY012-4/840 N. Adams	(1) Bathrooms, remodel (10 units)	30,000
	(2) Remove wall from living room/kitchen (5 units)	10,000		(2) Remove wall from living room/kitchen (10 units)	20,000
	(3) Replace steps in 6 breezeways	17,400			
	SUBTOTAL	42,400		SUBTOTAL	50,000
HA-Wide	Operations	126,435	HA-Wide	Operations	126,435
	Management Improvemts	20,000		Management Improvemts	20,000
	Administration	74,594		Administration	74,594
	Audit	1,200		Audit	1,200
	A & E	10,000		A & E	5,000
	Fees and Costs	1,200		Fees & Costs	1,200
	Landscaping	3,800		Landscaping	5,000
	Sidewalks, replace	2,000		Sidewalks, replace	5,000
	Painting & Restoration	30,000		Painting & Restoration	36,000
	Carpet	15,000		Carpet	15,000
	Termite Repair/Control	5,000		Termite Repair Control	5,000
	Equipment	29,408		Equipment	31,808
	Relocation	1,000		Relocation	1,000
	SUBTOTAL	319,637		SUBTOTAL	327,237
Total CFP Estimated Cost		745,937			745,937

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : <u>4</u> FFY Grant: 2009 PHA FY: 2009			Activities for Year: <u>5</u> FFY Grant: 2010 PHA FY: 2010		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
KY012-1/Lawndale	(1) Floors in Kitchen & Utility, replace (15 units)	27,000	KY012-1/Lawndale	(1) Kitchen Utility room floors, replace (15 units)	27,000
	(2) Phone Cable, run (15 units)	12,000		(2) Phone Cable, run (15 units)	12,000
	SUBTOTAL	39,000		(3) Build New Maintenance Building	150,000
				(4) Remove old maintenance bldg and add parking	40,000
				SUBTOTAL	229,000
KY012-2/Dixon	(1) Floors in Kitchen & Utility, replace (15 units)	27,000	KY012/Dixon	(1) Floors in Kitchen & Utility, replace (15 units)	27,000
	(2) Parking behind Barret	33,800			
	SUBTOTAL	60,800		SUBTOTAL	27,000
KY012-3 Sites	(1) Exterior Doors at Madison (21 units)	13,000	KY012-3 Sites	(1) Refrigerators at 8 th St., install (41 units)	27,000
	(2) Convert 2-0 BR units to a 2 BR unit	30,000		SUBTOTAL	27,000
	(3) Build 1 3 BR House	87,500			
	(4) Storm Doors at 8 th St, replace (40 units)	29,400			
	SUBTOTAL	159,900			

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : <u> 4 </u> FFY Grant: 2009 PHA FY: 2009			Activities for Year: <u> 5 </u> FFY Grant: 2010 PHA FY: 2010		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA-Wide	Operations	126,435	HA Wide	Operations	126,435
	Management Improvements	30,000		Management Improvements	30,000
	Administration	74,594		Administration	74,594
	Audit	1,200		Audit	1,200
	A & E	5,000		A & E	5,000
	Fees and Costs	1,200		Fees and Costs	1,200
	Landscaping	6,000		Landscaping	6,000
	Sidewalks, replace	2,000		Sidewalks, replace	2,000
	Carpet	15,000		Carpet	15,000
	Painting and Restoration	15,808		Painting and Restoration	15,808
	Termite Repair/Control	5,000		Termite Repair/Control	5,000
	Equipment	20,000		Equipment	20,000
	Relocation	1,000		Relocation	1,000
	Subtotal	303,237		Subtotal	303,237
Total CFP Estimated Cost		\$745,937			\$745,937

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 2005 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	\$11,900	\$19,800	\$31,700
2	\$13,600	\$22,650	\$36,200
3	\$15,300	\$25,450	\$40,750
4	\$17,000	\$28,300	\$45,300
5	\$18,350	\$30,550	\$48,900
6	\$19,700	\$32,850	\$52,500
7	\$21,050	\$35,100	\$56,150
8	\$22,400	\$37,350	\$59,750

On 10/4/2005, the Authority had 412 of its 430 public housing units filled as follows:

% of median	# families	%
30	271	66
50	92	22
80	49	12

Project (Units)	<30% of Median		<50% of Median		<80% of Median		Total Units and Vacancies	
	#	%	#	%	#	%	# Units	#Vacs
KY 012-1(134)	78	61	112	87	128	100.0	128	6
KY 012-2(66)	44	68	55	86	64	100.0	64	2
KY 012-3(131)	70	56	103	82	125	100.0	125	6
KY 012-4(99)	79	83	93	98	95	100.0	95	4

On 10/1/2005, the Authority had 115 families on its waiting list. Of the total, 92 (80%) had income under 30% of the median income (AMI), 14 (12%) had income above 30% but below 50% of the AMI, and 9 (8%) had income above 50% but less than 80% of the AMI.

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.

Recent industrial and commercial development in the City of Henderson has created a virtual “full employment” condition of jobs paying below the National Low Income Housing Coalition considers to be a living wage. As a result, we have had an increase of 3 families with income 50% of the AMI and a decrease of 2 families with incomes 80% of the AMI in the projects noted above. CHAS data shows the City of Henderson has 4,215 renter families that earn incomes that qualify them for Public Housing Assistance. Of these, 2,503 have housing problems and 355 (at any one time) are looking for a house to rent. The Authority’s waiting list shows that 94% of the eligible families are earning less than 50% of the AMI. In other words, approximately 94% of the waiting families are in poverty. Obviously, some higher incomes do exist and every effort will be made to attract more to public housing.

Component 3, (6) Deconcentration and Income Mixing

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

If yes, list these developments as follows:

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

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: **October 13, 2005, 10:00 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 Pruet (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 2006 Capital Fund Program Annual Statement; FFY 2004 and FFY 2005 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>
	KY012-3: Air Conditioners do not circulate the air to the bedrooms and bathrooms. These rooms stay hot.	Executive Director will get with the maintenance staff to check on various circulation cures.
	KY012-3: Utility rooms are not large enough.	Executive Director to examine the utility rooms to see if shelves can be taken out to make more room.
	KY012-4: The repair of the steps at 840 N. Adams is not holding together.	Repairing the stairwells at 840 North Adams included in the capital improvements in the 5 year plan.
	HA-wide:	We reviewed the changes to the ACOP and the Section 8 Administrative Plan.
		Residents were advised on the costs and conservation of utilities
		Executive Director advised board members that operating funds will be cut by 11% this year.
	Police are not patrolling very much in most neighborhoods, but do some in the Fagan Square Area.	Executive Director will check with the Police Department regarding increased patrols.
	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.	
	Board suggested low-income homes in the rural area	Executive Director informed the Board that the PHA is looking to find homes to renovate throughout the City and County for homeownership.
Template, 5 Year Plan	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. The residents also are excited about the new 2 bedroom homes being built on Fagan Street.	

<i>Page # and Item</i>	<i>Comment from Board Member</i>	<i>HA Response</i>
Template, FY 2006 Annual Plan	The Board Members were excited at the inclusion of a homeownership policy in the Section 8 Administrative Plan.	
Capital Fund Program Table (ky012h01)		Executive Director informed the Board that Capital Funds will be cut by 2-4%.
Misc.	Residents need a community hall that can be rented for additional space needed for holidays, family gatherings.	Executive Director informed the Board that she will look into this matter.

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

PHA Name: Housing Authority of Henderson	Grant Type and Number Capital Fund Program Grant No: <i>KY36P01250105</i> Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 11/30/2005 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	126,435		21,035.00	21,035.00
3	1408 Management Improvements	30,300		550.00	537.24
4	1410 Administration	74,594		28,400.00	29,313.80
5	1411 Audit	1,200		.00	.00
6	1415 Liquidated Damages	0		.00	.00
7	1430 Fees and Costs	8,700		.00	.00
8	1440 Site Acquisition	0		.00	.00
9	1450 Site Improvement	4,000		40.00	39.96
10	1460 Dwelling Structures	483,200		145,000.00	135,909.43
11	1465.1 Dwelling Equipment—Nonexpendable	0		.00	.00
12	1470 Non-dwelling Structures	0		.00	.00
13	1475 Non-dwelling Equipment	16,508		.00	.00
14	1485 Demolition	0		.00	.00
15	1490 Replacement Reserve	0		.00	.00
16	1492 Moving to Work Demonstration	0		.00	.00
17	1495.1 Relocation Costs	1,000		40.00	42.00
18	1499 Development Activities	0		.00	.00
19	1502 Contingency			.00	.00

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of Henderson		Grant Type and Number Capital Fund Program Grant No: <i>KY36P01250105</i> Replacement Housing Factor Grant No:		Federal FY of Grant: 2005	
<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: 11/30/2005 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of Annual Grant: (sum of lines.....)	745,937		195,065.00	186,877.43
	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	111,400		44,395.00	44,395.14
	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

PHA Name:		Grant Type and Number Capital Fund Program No: KY36P01250105 Replacement Housing Factor No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
KY012-1/Lawndale	8/17/07			08/17/09			
KY012-2/Dixon	8/17/07			08/17/09			
KY012-3/4 Sites	8/17/07			08/17/09			
KY012-4/840 N. Adams	8/17/07			08/17/09			
HA-wide	8/17/07			08/17/09			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of Henderson	Grant Type and Number Capital Fund Program Grant No: <i>KY36P01250104</i> Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 11/30/2005
 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	66,692	66,692.00	66,692.00
3	1408 Management Improvements	90,483	61,458	61,455.00	61,458.00
4	1410 Administration	77,744	77,744	77,744.00	77,744.00
5	1411 Audit	1,200	1,200	1,200.00	1,200.00
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	18,230	9,705	9,705.00	9,705.00
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	28,500	44,625	44,625.00	44,624.99
10	1460 Dwelling Structures	460,591	489,333	488,375.00	488,374.42
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	33,000	26,075	25,200.00	25,200.48
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	1,000	608	611.00	607.73
18	1499 Development Activities	0	0	0	0
19	1502 Contingency	0	0	0	0

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of Henderson	Grant Type and Number Capital Fund Program Grant No: KY36P01250104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 11/30/2005
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of Annual Grant: (sum of lines.....)	777,440	777,440	775,607.00	775,606.62
	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	113,069	112,112.00	112,112.09
	Collateralization Expenses or Debt Service				

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

PHA Name: Housing Authority of Henderson		Grant Type and Number Capital Fund Program Grant No: KY36P01250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
KY012-3 Sites	(1) Bathrooms at 1 Bedroom Elderly	1460	15 units	146,891	151,113	151,113.00	151,112.71	Ongoing
	(2) Phone Cable at Elderly, run	1460	15 units	7,500	5,995	5,995.00	5,995.34	Ongoing
	(3) Interior Doors at Elderly, replace	1460	15 units	24,000	24,851	24,851.00	24,851.29	Ongoing
	(4) Washer Boxes at 1 Bedroom Elderly, replace	1460	15 units	4,500	2,384	2,384.00	2,384.15	Ongoing
	(5) Dryer Vents at 1 Bedroom Elderly, install	1460	15 units	3,000	2,719	2,719.00	2,718.47	Ongoing
	(6) Baseboard Heaters, replace	1460	15 units	3,000	3,804	3,804.00	3,803.91	Ongoing
	(7) Remodel Front Porch on C-Bldg	1460	22 units	32,000	39,910	41,793.00	41,793.00	Ongoing
	(8) Air Conditioners	1460	46 units	0	26,265	26,080.00	26,080.00	Ongoing
	(9) Siding on Storage Buildings	1460	35 units	0	56,151	56,151.00	56,150.98	Completed
	SUBTOTAL			220,891	313,192	314,890.00	314,889.85	
KY 012-4/840 N Adams	(1) Bathtubs, install	1460	2 units	7,000	0	.00	.00	Ongoing
	(2) Vanities, replace	1460	2 units	700	0	.00	.00	Ongoing
	(3) Blacktop area in rear of building	1450		15,000	31,316	31,316.00	31,315.75	Completed
	(4) Seal Service Road	1450		5,000	0	.00	.00	Ongoing
	(5) Air Conditioners, replace	1460	55 units	50,000	0	.00	.00	Ongoing

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

PHA Name:		Grant Type and Number Capital Fund Program No: KY36P01250104 Replacement Housing Factor No:				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
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							

