

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2007

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Kokomo, Indiana

PHA Number: IN007

PHA Fiscal Year Beginning: 01/2007

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.5]

A. Mission

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

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

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score) 87
 - Improve voucher management: (SEMAP score) 100
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:

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

PHA Goal: Increase assisted housing choices

Objectives:

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

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

PHA Goal: Provide an improved living environment

Objectives:

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

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

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

Objectives:

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

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

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

Other PHA Goals and Objectives: (list below)

Re: LIPH and HCVP

The Low Rent and HCVP policies/programs that will enable the Kokomo Housing Authority to serve the needs of children and adult victims of domestic violence, dating violence, sexual assault or stalking are:

See Local Preferences – Referrals from a local agency

- A. The ACOP and Administrative Plan currently states that, “any actual or threatened physical violence directed against the applicant or the applicant’s family by a spouse or other household member who lives in the unit with the family is a local preference”.
- B. Cooperate with local law enforcement regarding witness protection issues (i.e., victim of VAWA (Violence Against Women Act) for current residents of LIPH and HCVP.
- C. Portability (HCVP) or changes of location of a current resident.
- D. Staff will report any indications of child abuse to the Child Protection Agency in our community.
- E. The Kokomo Housing Authority will develop a program to educate families on the VAWA (Violence Against Women Act).

Annual PHA Plan
PHA Fiscal Year 2007

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

We will continue with our revitalization of Pine Valley Apartments, IN7-5 with Phase IV of IV. The work items include siding, windows, fence repair, patio replacement and landscaping. We are also replacing bathtubs, surrounds and vanities as a three phase project. The remaining funds will be used for improvements in the remaining seven developments and the 43 single-family homes that we have throughout the city. In our oldest elderly high rise, Terrace Towers, IN7-3, we will be replacing the bathtubs and upgrading the elevators. At Civic Center Towers, IN7-4 we will be upgrading the elevators. At Dunbar Court the entry and interior doors will be replaced. Garden Square will continue to replace storm doors. Superior Street IN7-9 has some landscaping/trimming to be done to continue to present an attractive appearance.

Central Maintenance Building IN7-3 we will be replacing the roof.

For the Scattered Site Houses, both IN7-7 and IN7-8, work items such as fence repair/replacement and roof repair will be continued.

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

We are continuing to prepare families for our Low Income Public Housing (LIPH) Homeownership (Section 32) program. The Section Eight Homeownership Program is underway. We anticipate that we will close on a minimum of five (5) properties. Local government continues to support our efforts to improve the quality and quantity of affordable housing in our community.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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- ii. Table of Contents
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 8. Demolition and Disposition
 9. Designation of Housing
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 11. Homeownership
 12. Community Service Programs
 13. Crime and Safety
 14. Pets (Inactive for January 1 PHAs)
 15. Civil Rights Certifications (included with PHA Plan Certifications)
 16. Audit
 17. Asset Management
 18. Other Information

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2007 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2007 Capital Fund Program 5 Year Action Plan
 - Capital Fund Program Grant No. IN36P00750103 Performance and Evaluation Report for the period ending June 30, 2006 (in007b01)
 - Capital Fund Program Grant No. IN36P00750104 Performance and Evaluation Report for the period ending June 30, 2006 (in007c01)
 - Capital Fund Program Grant No. IN36P00750105 Performance and Evaluation Report for the period ending June 30, 2006 (in007d01)

- Capital Fund Program Grant No. IN36P00750106 Performance and Evaluation Report for the period ending June 30, 2006 (in007e01)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	(PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Pet Policy	

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	67%	5	4	3	1	2	2
Income >30% but <=50% of AMI	49%	5	4	3	1	2	2
Income >50% but <80% of AMI	17%	3	1	2	1	2	2
Elderly	43%	5	4	2	4	1	1
Families with Disabilities	13%	5	4	3	2	3	2
Race/Ethnicity	32%	5	4	3	2	3	2

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: **2005**
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:

- Other housing market study
Indicate year:
- Other sources: **KHA Waiting List - 2005**

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	186		40
Extremely low income <=30% AMI	167	90%	
Very low income (>30% but <=50% AMI)	19	10%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	115	62%	
Elderly families	13	7%	
Families with Disabilities	30	16%	
Race/ethnicity-White	115	62%	
Race/ethnicity-African-American	71	38%	
Race/ethnicity-American Indian	0	0%	
Race/ethnicity-Asian	0	0%	
Race/ethnicity-Hispanic	6	3%	
Race/ethnicity-Non-Hispanic	180	97%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	
2 BR	N/A	N/A	
3 BR	N/A	N/A	

Housing Needs of Families on the Waiting List			
4 BR	N/A	N/A	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	
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)? 18			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" 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 checked="" type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	212		
Extremely low income <=30% AMI	195	92%	
Very low income (>30% but <=50% AMI)	15	7%	
Low income (>50% but <80% AMI)	2	1%	
Families with children	82	39%	
Elderly families	5	2%	
Families with Disabilities	26	12%	
Race/ethnicity-White	153	72%	
Race/ethnicity-African American	58	27%	
Race/ethnicity-American Indian	0	0%	
Race/ethnicity-Asian	1	1%	
Race/ethnicity-Hispanic	4	2%	
Race/ethnicity-Non-Hispanic	208	98%	
Characteristics by Bedroom Size (Public Housing only)			
1BR	122	58	59

Housing Needs of Families on the Waiting List			
2 BR	48	23	110
3 BR	35	16	19
4 BR	7	3	1
5 BR	N/A	N/A	N/A
5+ BR	N/A	N/A	N/A
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)? 0			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	\$1,338,984	
b) Public Housing Capital Fund	\$772,325	
c) HOPE VI Revitalization	\$0	
d) HOPE VI Demolition	\$0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$3,884,358	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$0	
g) Resident Opportunity and Self-Sufficiency Grants	\$113,422	
h) Community Development Block Grant	\$0	
i) HOME	\$0	
Other Federal Grants (list below)	\$0	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2004 PH Capital Fund	\$95,795	PH Capital Improvement
2005 PH Capital Fund	\$430,760	PH Capital Improvement
3. Public Housing Dwelling Rental Income	\$687,420	PH Operations
4. Other income (list below)		
Interest	\$6,500	Section 8 Operations
Interest	\$20,000	PH Operations
Tenant Charges	\$48,000	PH Operations
Laundry Income	\$15,720	PH Operations
Vending Misc.	\$890	PH Operations
4. Non-federal sources (list below)		
Total resources	\$7,414,174	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

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

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

- Criminal or Drug-related activity or battery as per VAWA.
- Rental history
- Housekeeping
- Other (describe)

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

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

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

(2) Waiting List Organization

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

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

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

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

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

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

Seven 7

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

If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously

If yes, how many lists? **All that apply, i.e., dependent upon need for 1 BR, 2 BR, etc.**

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

6 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) De-concentration and Income Mixing

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

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

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

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve de-concentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

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

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

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

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

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

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

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

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

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

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

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

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

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

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

- Criminal or drug-related activity
 Other (describe below)

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

Welfare to Work
Family Unification

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

- #6 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

#3 Welfare to Work
#4 Family Unification

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
- Date and time of application
- Drawing (lottery) or other random choice technique
5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)
- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan
6. Relationship of preferences to income targeting requirements: (select one)
- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

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

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

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

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

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

- a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

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

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

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other: **Within 10 days of the occurrence.**

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	528	175
Section 8 Vouchers	564	44
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs		
New Construction	128	27

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)

Personnel Policy – Management/Maintenance

Emergency – Management

Ethics Policy – Management

Grievance Policy – Management

Union Contract AFSCME – Maintenance

Extermination Contract – Maintenance

Procurement Policy – Maintenance

Risk Assessment - Maintenance

(2) Section 8 Management: (list below)
Grievance Policy - Management

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (in007a01) FY 2007 Capital Fund Program Annual Statement and 5-Year Action Plan.

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at **Attachment in007a01**

-or-

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

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

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

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

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

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

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

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

If yes, list development name/s below:

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

If yes, list developments or activities below:

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

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	
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:

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

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)

Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to

block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status)

- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved:)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Scattered Sites	
1b. Development (project) number: IN007007	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: January 21, 2004	
5. Number of units affected: 23	
6. Coverage of action: (select one)	
<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Scattered Sites	
1b. Development (project) number: IN007008	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: January 21, 2004	
5. Number of units affected: 20	
6. Coverage of action: (select one)	
<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

- Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? **7/19/04**

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Sect. 32 Homeownership Public Housing</i>	<i>43</i>	<i>Specific</i>	<i>PHA Main</i>	<i>Both</i>
<i>Housing Choice Vouchers</i>	<i>50</i>	<i>Specific</i>	<i>PHA Main</i>	<i>Section 8</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2006 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	0	10
Section 8	0	16

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

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

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

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

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

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

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

IN007001 Garden Square

IN007005 Pine Valley

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

IN007001 Garden Square
IN007005 Pine Valley

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

IN007001 Garden Square
IN007005 Pine Valley
IN007002 Dunbar Court

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment (File name)
 Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:
 Other: (list below)

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

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

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

3. Description of Resident Election Process

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

- b. Eligible candidates: (select one)
 Any recipient of PHA assistance
 Any head of household receiving PHA assistance
 Any adult recipient of PHA assistance
 Any adult member of a resident or assisted family organization
 Other (list)

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

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

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

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

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

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

D. Other Information Required by HUD

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

Attachments

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

Please refer to the Executive Summary in the PHA Plan

Attachments

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

Attachments

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

D(2) Component 3, (6) Deconcentration and Income Mixing

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

D (3) MEMBERSHIP OF THE RESIDENT ADVISORY BOARD

No members at the present time.

D(4) RESIDENT ADVISORY BOARD RECOMMENDATIONS

There were no recommendations made by the Resident Advisory Board.

D (5) RESIDENT MEMBERSHIP OF THE PHA GOVERNING BOARD

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

Method of Selection: Appointed by Mayor

Term of Appointment: January 1, 2006 through December 31, 2009
First term began January 1, 1994

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

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

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

D (7) FOLLOW-UP PLAN for RASS

KOKOMO HOUSING AUTHORITY
Public Housing Assessment System
RESIDENT SERVICE AND SATISFACTION SURVEY
Year 2005 Survey (Conducted November 2005 thru January 2006)
FOLLOW-UP PLAN for 2007 Agency Plan

NEIGHBORHOOD APPEARANCE (70.7%) (RESPONSE REQUIRED)

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

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

Garden Square 64.1%

Garden Square is our oldest and largest family development, which consists of 175 units and a community building. In the last five (5) years, KHA has expended well in excess of \$1,500,000 at this development on improvements, including siding replacement, window replacement, new porches and porch roofs, landscaping, new vinyl floor tile, new interior plumbing, new bathtubs, and more. We anticipate spending additional funds at this development in the next year to improve the playgrounds, complete the plumbing project, and install basement door enclosures.

Garden Square has taken on a new look and many residents have expressed their approval and appreciation for the work that has been done. Unfortunately, some residents will not take any responsibility for the appearance of this development. Residents and/or their guest often drop trash/litter in their yards and feel it is the responsibility of maintenance to pick it up. Likewise, with a large number of children in this development, they too contribute to the excessive litter problem. We have a viable Neighborhood Watch Committee and they are making progress in regards to the appearance of the development. Local law enforcement will assist us in curtailing the noise problem i.e. TV's, Stereos and loud automobile radios.

Pine Valley 56.7%

Pine Valley is a family development consisting of 100 dwelling units and a free-standing community building. This community is currently undergoing revitalization which is addressed in the 5-Year Capital Fund Plan. We have replaced the roofs on all buildings; kitchen cabinets and flooring has been replaced; and additional lighting was installed in the dining areas of all apartments. New patio doors have been installed. With 2004 Capital Funds, a 3-year revitalization project will begin with the replacement of siding, windows, and fencing. There will also be extensive landscaping work to beautify the community. Local law enforcement will assist us in enforcing the local noise ordinance where possible. With the help of our newly formed Neighborhood Watch Committee, we are hopeful that residents will take pride in where they live.

Terrace Towers 70.7%

Terrace Towers is an elderly high-rise consisting of 105 dwelling units. This development has had many improvements over the last five years, including but not limited to, new kitchen counter tops, window replacement, repaving of the parking lot, and landscaping. Hallways are vacuumed on a regular basis. Maintenance monitors the exterior of the building on a regular basis. However, this property is on the route from a middle school and frequently students walking along this route contribute to the litter that is found around the retaining wall. Maintenance will give this concern more attention.

ATTACHMENT

in007v01

**FY 2007 CAPITAL FUND PROGRAM ANNUAL
STATEMENT AND 5-YEAR ACTION PLAN**

ATTACHMENT

in007a01

**CAPITAL FUND PROGRAM
GRANT # IN36P00750103
PERFORMANCE AND EVALUATION REPORT
for the period ending June 30, 2006 (in007a01)**

ATTACHMENT

in007b01

**CAPITAL FUND PROGRAM
GRANT # IN36P00750104
PERFORMANCE AND EVALUATION REPORT
for the period ending June 30, 2006(in007b01)**

in007c01

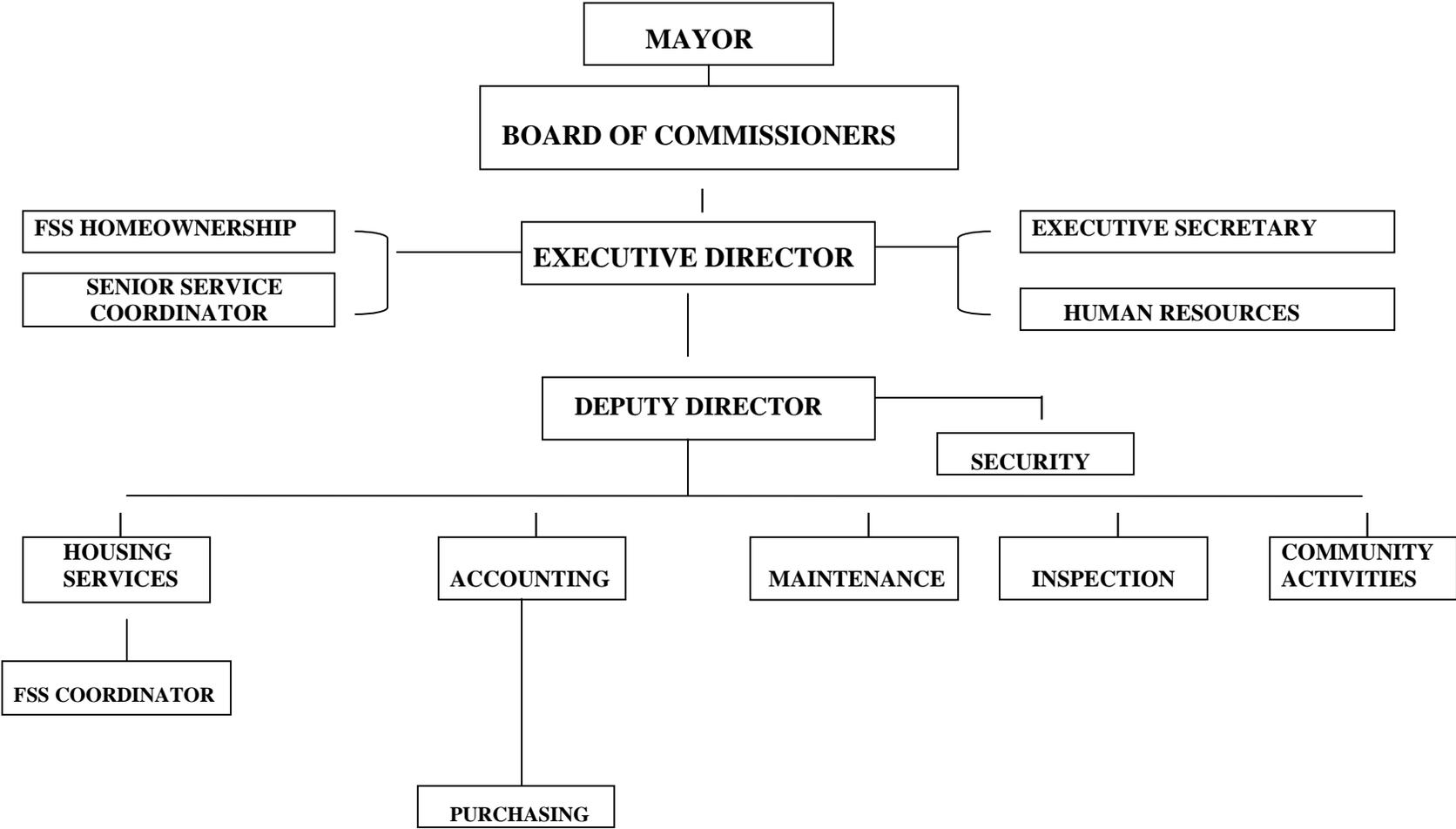
**CAPITAL FUND PROGRAM
GRANT # IN36P00750105
PERFORMANCE AND EVALUATION REPORT
for the period ending June 30, 2006(in007c01)**

ATTACHMENT

in007d01

**CAPITAL FUND PROGRAM
GRANT # IN36P00750106
ORIGINAL ANNUAL STATEMENT
AND
REVISED STATEMENT PER AWARD (in007d01)**

Attachment – D-8
KOKOMO HOUSING AUTHORITY



CAPITAL FUND PROGRAM

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

PHA Name: Kokomo Housing Authority	Grant Type and Number Capital Fund Program Grant No: IN36P00750103 Replacement Housing Factor Grant No: n/a	Federal FY of Grant: <p style="text-align: center;">2003 (A)</p>
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement June 30, 2006 Revision 7
 Performance and Evaluation Report for Period Ending : 6-30-2006
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$20,000.00	\$9,236.76	\$9,236.76	\$9,236.76
4	1410 Administration	\$88,698.00	\$72,979.00	\$72,979.00	\$72,979.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$55,000.00	\$13,890.00	\$13,890.00	\$13,890.00
10	1460 Dwelling Structures	\$688,680.63	\$604,879.60	\$604,879.60	\$604,787.70
11	1465.1 Dwelling Equipment—Nonexpendable	\$10,000.00	\$11,629.64	\$11,629.64	\$11,629.64
12	1470 Nondwelling Structures	\$500.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$11,000.00	\$12,177.00	\$12,177.00	\$11,161.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$8,101.37	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$886,980.00	\$729,792.00	\$729,792.00	\$728,684.10
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00		
23	Amount of line 21 Related to Section 504 compliance	\$4,000.00	\$4,000.00		
24	Amount of line 21 Related to Security – Soft Costs	\$0.00	\$0.00		
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00	\$0.00		
26	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director

Date

Signature of Public Housing Director

Date

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750103 Replacement Housing Factor Grant No: n/a				Federal FY of Grant: 2003 (A)			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
Garden Square IN007001	Revitalization Phase 5 Final Windows, Siding, Exterior Lights, Fencing (Bldgs 9,14,15)	1460	units	\$277,865.63	\$292,798.85	\$292,798.85	\$292,798.85	Includes CPI of \$18,743.22 CO-P52 – Gates – \$8,580.00	
	Landscaping/Concrete Trash Enclosures	1450	54 units	\$21,134.00	\$12,390.00	\$12,390.00	\$12,390.00	Completed	
	Floor Tile Phase 5 (Bldgs. 8,9,14,15)	1460	units	\$85,680.00	\$89,726.20	\$89,726.20	\$89,726.20	Completed	
	Heating System Upgrades (Vacuum Pump and Steam Trap Cartridge Replacement for 900 Radiators FAL) Phase 1	1460		\$48,000.00	\$54,948.04	\$54,948.04	\$54,856.14		
	Interior Plumbing Phase 7 (Bldgs. 1,18,20, 23) Phase 8 (9,14,15)	1460		\$275,000.00	\$127,483.30	\$127,483.30	\$127,483.30	2003B remain- ing funds C/O reduce by \$1,628	
	Water Heaters (3)	1460		\$6,000.00	\$7,497.00	\$7,497.00	\$7,497.00	Trans. Funds \$1,497 From Contingency	
Dunbar Court IN007002	None					\$0	\$0		
Terrace Tower IN007003	Emergency Water Heaters/Electrical for Heaters	1460		0	\$16,141.56	\$16,141.56	\$16,141.56	\$10,968.28 water heaters/ \$5,173.28 Electrical	
Central Maintenance IN007003	Increased Storage Space	1470		\$500.00	\$0	\$0	\$0	Moved to 2004	
Civic Center Tower IN007004	Smoke Alarm System	1460		\$18,000.00	\$6,243.29	\$6,243.29	\$6,243.29	Completed	
Pine Valley/IN007005	None								
Scattered Sites IN007007	Roof Replacement	1460	1	\$6,000.00	0	\$0	\$0	Moved to 2007	

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

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750103 Replacement Housing Factor Grant No: n/a				Federal FY of Grant: 2003 (A)		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Furnace Replacement	1460	1	0	\$1,500.00	\$1,500.00	\$1,500.00	Completed
	Revitalization – 1920 Columbus Blvd.	1460	1	0	\$3,150.00	\$3,150.00	\$3,150.00	Moved from 2004
Scattered Sites IN007008	Roof Replacement	1460	1	\$6,000.00	\$4,670.00	\$4,670.00	\$4,670.00	Moved balance to 2007
	Landscaping/Tree Trimming	1450		0	\$1,500.00	\$1,500.00	\$1,500.00	Completed
Superior Street IN007009	None					\$0	\$0	
PHA-Wide	Computer Software	1408		\$5,000.00	\$4,164.39	\$4,164.39	\$4,164.39	Completed
	Computer Hardware	1475		\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	Airlan Bridge
	Replacement Refrigerators	1465		\$10,000.00	\$8,351.00	\$8,351.00	\$8,351.00	Completed
	Ride Behind Mowers	1475		\$6,000.00	\$4,100.00	\$4,100.00	\$4,100.00	Moved from 2004
	Postage Meter Replacement	1475		\$0.00	\$3,077.00	\$3,077.00	\$2,061.00	Moved from 2004
Mgmt. Improvements	Resident Training	1408		\$5,000.00	\$0.00	\$0.00	\$0.00	
	(504) Dwelling Structures	1460		\$2,000.00	\$721.36	\$721.36	\$721.36	Completed
	(504) Dwelling Equipment	1465		\$2,000.00	\$3,278.64	\$3,278.64	\$3,278.64	Completed
	Staff Professional Dev.	1408		\$10,000.00	\$5,072.37	\$5,072.37	\$5,072.37	Completed
Administration	Admin Salaries	1410		\$65,322.00	\$56,437.34	\$56,437.34	\$56,437.34	Completed
	Administration Benefits	1410		\$22,866.00	\$16,137.38	\$16,137.38	\$16,137.38	Completed
	Sundry	1410		\$500.00	\$404.28	\$404.28	\$404.28	Bid Ad Elevator.T
Fees and Costs	Fees & Costs	1430		\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	Dimensions/ Upshaw
Contingency	Contingency	1452		\$8,101.37	\$0.00			
	Totals			\$886,980.00	\$729,792.00	\$729,792.00	\$728,684.10	

Signature of Executive Director

Date

Signature of Public Housing Director

Date

CAPITAL FUND PROGRAM

Annual Statement/Performance and Evaluation Report

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

PHA Name: Kokomo Housing Authority	Grant Type and Number Capital Fund Program Grant No: IN36P00750104 Replacement Housing Factor Grant No: n/a	Federal FY of Grant: 2004
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement June 30,2006 – Revision 8
 Performance and Evaluation Report for Period Ending 6-30-2006
 Final Performance and Evaluation Report

	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$0.00	\$37,000.00	\$37,000.00	\$37,000.00
3	1408 Management Improvements	\$110,000.00	\$105,570.00	\$94,983.89	\$64,983.89
4	1410 Administration	\$72,979.00	\$84,517.60	\$84,517.60	\$84,517.60
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$30,000.00	\$19,725.00	\$19,725.00	\$17,134.06
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$31,000.00	\$129,181.00	\$123,176.00	\$26,060.40
10	1460 Dwelling Structures	\$401,031.00	\$354,563.70	\$302,222.30	\$185,605.94
11	1465.1 Dwelling Equipment—Nonexpendable	\$2,500.00	\$26,131.50	\$21,086.85	\$21,086.85
12	1470 Non-dwelling Structures	\$52,000.00	\$71,661.00	\$61,661.00	\$51,240.50
13	1475 Non-dwelling Equipment	\$20,000.00	\$12,252.00	\$12,252.00	\$11,876.70
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$10,282.00	\$4,574.20	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$729,792.00	\$845,176.00	\$756,624.64	\$499,505.94
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00		
23	Amount of line 21 Related to Section 504 compliance	\$4,500.00	\$4,500.00		
24	Amount of line 21 Related to Security – Soft Costs	\$0.00	\$0.00		
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00	\$0.00		
26	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director

Date

Signature of Public Housing Director

Date

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750104 Replacement Housing Factor Grant No: n/a				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Garden Square IN007001	Basement Door Enclosures Handrails/Drains	1460	units	\$35,000.00	\$15,000.00			
	Phase 8/8 – Plumbing (9,14,15) ½ of project	1460	24	\$0.00	\$70,173.70	\$70,173.70	\$70,173.70	Completed
	Playground Renovation	1450	3	\$0.00	\$19,653.00	\$19,653.00	\$6,147.00	
	Boiler	1460	1	\$0.00	\$5,550.00	\$5,550.00	\$5,550.00	Completed
	Heating System Upgrades (Vacuum Pump/Steam Trap Cartridge Replacement for 900 Radiators FAL) Phase 2	1460		\$0.00	\$15,000.00	\$15,000.00	\$12,822.24	Phase 2 of line item from 2003
Dunbar Court IN007002	Fencing/Landscaping	1450		\$7,000.00	\$24,487.00	\$24,487.00		
	Sidewalk Repair	1450		\$0.00	\$9,894.00	\$9,894.00	\$7,313.40	Moved from 2005
	Parking Lot (moved to 2005)							Moved to 2005
Terrace Tower IN007003	Replace Fuel Tank For Generators (in-ground)	1460		\$30,000.00	0.00			Moved to 2008
	Washers/Dryers	1465		\$0.00	\$3,689.00	\$3,689.00	\$3,689.00	Completed
Central Maintenance IN007003	Increase storage space/ Upgrade Board Rm./Lunch Rm./AV	1470		\$15,000.00	\$66,274.00	\$56,274.00	\$45,853.50	Moved \$500 from 2003A CO \$310 CO \$2,465 \$10K for AV
	Chairs for Board Rm (Org. Included in Upgrade but incorrect acct. allocation)	1475		\$0.00	\$3,753.00	\$3,753.00	\$3,377.70	Wrong Acc Included in 1470-1475 account
	Repave Parking Lot	1450		\$25,000.00	\$26,000.00	\$25,495.00		
	HVAC Upgrade	1470		\$12,000.00	\$5,387.00	\$5,387.00	\$5,387.00	Completed
Civic Center Tower IN007004	Parking Lot-Reseal/Repair	1450		\$35,000.00	\$3,495.00	\$3,495.00	\$3,495.00	Completed

Signature of Executive Director

Date

Signature of Public Housing Director

Date

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750104 Replacement Housing Factor Grant No: n/a				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Landscaping	1450		\$2,000.00	\$2,000.00			
	Tree Trimming	1450		\$1,000.00	\$1,000.00			
	Washers/Dryers	1465		\$0.00	\$3,689.00	\$3,689.00	\$3,689.00	Completed
Pine Valley/IN007005	Windows/Siding/Landscap- ing (Phase I of IV)	1460		\$243,531.00	\$189,840.00	\$189,840.00	\$75,401.40	Adjusted to reflect contract
	Fence Repair/Patio Repair- concrete replace (Phase I-3)	1450		\$15,000.00	\$38,353.00	\$38,353.00	\$7,306.00	
Scattered Sites/IN007007	Roof Replacement/Repair (1)	1460	1	\$18,000.00	\$6,000.00	\$4,955.00	\$4,955.00	718 Witherspoon Dr.
	Flooring	1460	1	\$2,000.00	\$2,560.55	\$2,560.55	\$2,560.55	718 Witherspoon Dr.
	Furnace Replacement (2)	1460	2	\$2,950.00	\$2,950.00			
	Window Replacement (2)	1460	2	\$5,000.00	\$5,000.00	\$319.11	\$319.11	718 Witherspoon/ 1622 Columbus
	Revitalization	1460	2	0	\$20,500.00	\$12,843.64	\$12,843.64	
	Landscaping/Tree Trimming	1450	1	0	\$1,500.00			1622 Columbus
	Fence Replacement/Repair 2413 Country Club Lane	1450	1	0	\$1,799.00	\$1,799.00	\$1,799.00	Moved from 2006
Scattered Sites/IN007008	Roof Replacement (1)	1460	1	\$18,000.00	\$6,000.00			
	Flooring (1) house	1460	1	\$2,000.00	\$1,439.45			2507 N. Bell
	Furnace Replacement (3)	1460	3	\$2,550.00	\$2,550.00	\$677.40	\$677.40	1818 Columbus Blvd. 1924 Madison 2009 Corvette Dr.
(Should have been 7008 not 7007)	Siding Replacement (1)	1460	1	\$5,000.00	\$5,000.00			1520 Gleneagles

Signature of Executive Director

Date

Signature of Public Housing Director

Date

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750104 Replacement Housing Factor Grant No: n/a				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Window Replacement (1)	1460	1	\$5,000.00	\$5,000.00			2009 Corvette Dr.
Superior Street IN007009	Landscaping/Tree Trimming	1450		\$1,000.00	\$1,000.00			
PHA-Wide	Security by Local Law Enforcement	1408		\$85,000.00	\$80,000.00	\$80,000.00	\$50,000.00	
Management Improvements	Staff Professional Dev.	1408		\$10,000.00	10,000.00	\$8,971.49	\$8,971.49	
	Resident Training	1408		\$5,000.00	\$5,000.00			
	Computer Training	1408		\$5,000.00	\$5,000.00	\$867.40	\$867.40	
	Computer Software	1408		\$5,000.00	\$5,070.00	\$5,070.00	\$5,070.00	Completed
	KHIDS	1408		\$0.00	\$500.00	\$75.00	\$75.00	
Administration	Admin Salaries	1410		\$52,379.00	\$64,163.21	\$64,163.21	\$64,163.21	Completed
	Benefits	1410		\$20,100.00	\$20,311.29	\$20,311.29	\$20,311.29	Completed
	Sundry	1410		\$500.00	\$43.10	\$43.10	\$43.10	Completed
Fees and Costs	Fees & Costs	1430		\$30,000.00	\$19,725.00	\$19,725.00	\$17,134.06	
	(504) Dwelling Structures	1460		\$2,000.00	\$2,000.00	\$302.90	\$302.90	
	(504) Dwelling Equipment	1465		\$2,500.00	\$2,500.00	\$993.85	\$993.85	
	Computer Hardware	1475		\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	Complete
	Ride Behind Mowers	1475	2	\$12,000.00	\$3,499.00	\$3,499.00	\$3,499.00	Completed Moved 1 mower to 2003
	Postage Meter Replacement	1475		\$3,000.00	\$0.00			Moved to 2003
	Refrigerators	1465	30	\$0.00	\$8,650.00	\$8,650.00	\$8,650.00	
	Stoves/Range Hoods	1465	34	\$0.00	\$7,603.50	\$4,065.00	\$4,065.00	
Contingency	Contingency	1502		\$10,282.00	\$4,574.20			
	Operations	1406		0	\$37,000.00	\$37,000.00	\$37,000.00	
	Totals			\$729,792.00	\$845,176.00	\$756,624.64	\$499,505.94	

Signature of Executive Director

Date

Signature of Public Housing Director

Date

CAPITAL FUND PROGRAM

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

PHA Name: Kokomo Housing Authority	Grant Type and Number Capital Fund Program Grant No: IN36P00750105 Replacement Housing Factor Grant No: n/a	Federal FY of Grant: <p style="text-align: center;">2005</p>
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement Revision 2, May 3, 2006 Updated June 30, 2006
 Performance and Evaluation Report for Period Ending: 6-30-2006
 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	\$95,745.00	\$125,745.00	\$110,745.00	\$110,745.00
3	1408 Management Improvements	\$20,500.00	\$20,500.00	\$3,662.30	\$3,662.30
4	1410 Administration	\$80,263.90	\$80,263.90	\$11,299.17	\$11,299.17
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$30,000.00	\$30,000.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$41,500.00	\$73,373.00	\$38,873.00	\$0.00
10	1460 Dwelling Structures	\$492,531.00	\$421,490.00	\$229,254.34	\$66,072.84
11	1465.1 Dwelling Equipment—Nonexpendable	\$35,600.00	\$27,068.91	\$16,068.91	\$16,068.91
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$5,000.00	\$10,000.00	\$6,998.30	\$6,998.30
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$1,499.10	\$14,198.19	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$802,639.00	\$802,639.00	\$416,901.02	\$214,846.52
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00		
23	Amount of line 21 Related to Section 504 compliance	\$4,500.00	\$4,500.00		
24	Amount of line 21 Related to Security – Soft Costs	\$0.00	\$0.00		
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00	\$0.00		

Signature of Executive Director

Date

Signature of Public Housing Director

Date

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

Part II: Supporting Pages

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750105 Replacement Housing Factor Grant No: n/a				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original 7-29-05	Revised	Funds Obligated	Funds Expended	
Garden Square IN007001	Storm Door Replacement Phase I/IV	1460	175 Units	\$20,000.00	\$20,000.00			
	Fire Suppressors-Ranges I/III	1465	50	\$10,000.00	\$1,500.00			
	Convert Gas to Electric I/VI	1460		\$20,000.00	\$1,500.00			
Dunbar Court IN007002	Parking Lot - Reseal	1450		\$8,000.00	\$8,000.00			Moved from 2004
	Sidewalk Repair	1450		\$0.00	\$0.00			Moved to 2004
	Re-Glaze Bathtubs	1460	24 Units	\$10,000.00	\$10,000.00			
Terrace Tower IN007003	Balcony Repairs Tuck Pointing	1460		\$25,000.00	\$25,000.00			
	Repair Stairwell Masonry	1460		\$5,000.00	\$5,000.00			
	Replace Plumbing Stack Shutoff Valves	1460		\$8,000.00	\$8,000.00			
	Paint Corridors/Interior Apts. Phase I/III	1460	2 Floors	\$20,000.00	\$15,000.00	\$78.86	\$78.86	
	Building Entrance Doors and Card System	1460		\$20,000.00	\$10,000.00			
Central Maintenance IN007003	Landscaping	1450		\$2,000.00	\$2,000.00			
	Roof Re-Placement	1460		\$25,000.00	\$25,000.00			
Civic Center Tower IN007004	Paint Corridors/Interior Apts. Phase I/III	1460	2 Floors	\$20,000.00	\$20,000.00	\$10,460.48	\$10,460.48	
	Repair Stairwell Masonry	1460		\$6,000.00	\$6,000.00			
	Bldg. Entrance Doors & Card System	1460		\$12,500.00	\$7,500.00			
Pine Valley/IN007005	Windows/Siding/Landscap- ing II/IV	1460		\$250,531.00	\$216,990.00	\$216,990.00	\$54,809.00	CO for insulated siding \$16,056
	Fence Repair/Patio Repair- concrete replace II/III	1450		\$15,000.00	\$38,873.00	\$38,873.00		
Scattered Sites/IN007007	Landscaping/Tree Trimming	1450		\$6,500.00	\$6,500.00			

Signature of Executive Director

Date

Signature of Public Housing Director

Date

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

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750105 Replacement Housing Factor Grant No: n/a				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original 7-29-05	Revised	Funds Obligated	Funds Expended	
	Driveway/Sidewalk	1450	2	\$6,000.00	\$6,000.00			
	Replace Kitchen Cabinets	1460		\$10,000.00	\$10,000.00	\$725.00	\$725.00	817 S. Calument
	Roof Replacement (2)	1460	2	\$12,000.00	\$12,000.00			
	Furnace Replacement (1)	1460	1	\$1,500.00	\$1,500.00			Moved to 2003
Scattered Sites/IN007008	Landscaping/Tree Trimming	1450		\$8,000.00	\$8,000.00			Moved to 2003
	Driveway/Sidewalk	1450		\$4,000.00	\$4,000.00			
	Replace Kitchen Cabinets	1460		\$10,000.00	\$10,000.00			
	Roof Replacement (2)	1460		\$12,000.00	\$12,000.00			
	Furnace Repair (2)	1460		\$3,000.00	\$3,000.00			
Superior St./IN007009				\$0.00	\$0.00			
PHA-Wide Management Improvement	Staff Professional Dev.	1408		\$10,000.00	\$10,000.00			Moved from 2003
	Resident Training	1408		\$5,000.00	\$5,000.00			Moved from 2003
	KHIDS	1408		\$500.00	\$500.00			
Administration	Admin Salaries	1410		\$59,418.87	\$59,418.87	\$8,906.07	\$8,906.07	
	Benefits	1410		\$20,345.03	\$20,345.03	\$2,393.10	\$2,393.10	
	Sundries	1410		\$500.00	\$500.00			
Fees and Costs	Fees & Costs	1430		\$30,000.00	\$30,000.00			
	(504) Dwelling Structures	1460		\$2,000.00	\$2,000.00			
	(504) Dwelling Equipment	1465		\$2,500.00	\$2,500.00			
	Computer Software	1408		\$5,000.00	\$5,000.00	\$3,662.30	\$3,662.30	
	Computer Hardware	1475		\$5,000.00	\$10,000.00	\$6,998.30	\$6,998.30	
	Refrigerators	1465	15	\$8,100.00	\$6,940.00	\$6,940.00	\$6,940.00	Completed
	Ranges (stock)	1465	40	\$8,000.00	\$9,128.91	\$9,128.91	\$9,128.91	Completed
	Water Heaters (stock)	1465	35	\$7,000.00	\$7,000.00			
Contingency	Contingency	1502		\$1,499.10	\$14,198.19			
	Operations	1406		\$95,745.00	\$125,745.00	\$110,745.00	\$110,745.00	
	Totals			\$802,639.00	\$802,639.00	\$416,901.02	\$214,846.52	

Signature of Executive Director

Date

Signature of Public Housing Director

Date

CAPITAL FUND PROGRAM

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

PHA Name: Kokomo Housing Authority	Grant Type and Number Capital Fund Program Grant No: IN36P00750106 Replacement Housing Factor Grant No: n/a	Federal FY of Grant: 2006
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement Updated – June 7, 2006
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$91,745.00		\$0.00	\$0.00
3	1408 Management Improvements	\$55,500.00		\$0.00	\$0.00
4	1410 Administration	\$77,233.00		\$0.00	\$0.00
5	1411 Audit	\$0.00		\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00		\$0.00	\$0.00
7	1430 Fees and Costs	\$15,000.00		\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00		\$0.00	\$0.00
9	1450 Site Improvement	\$64,000.00		\$0.00	\$0.00
10	1460 Dwelling Structures	\$352,000.00		\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$61,665.00		\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00		\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$52,000.00		\$0.00	\$0.00
14	1485 Demolition	\$0.00		\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00		\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00		\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00		\$0.00	\$0.00
18	1499 Development Activities	\$0.00		\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00		\$0.00	\$0.00
20	1502 Contingency	\$3,182.00		\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$772,325.00		\$ 0.00	\$ 0.00
22	Amount of line 21 Related to LBP Activities	\$0.00			
23	Amount of line 21 Related to Section 504 compliance	\$4,500.00			
24	Amount of line 21 Related to Security – Soft Costs	\$0.00			
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00			
26	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director

Date

Signature of Public Housing Director

Date

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

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750106 Replacement Housing Factor Grant No: n/a				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	
Garden Square IN007001	Landscaping/Tree Trimming	1450		\$10,000.00				
	Storm Door Replace. II/IV	1460		\$1,000.00				Moved from 2005
	Convert Gas to Electric II/VI	1460		\$5,000.00				
Dunbar Court IN007002	Landscaping/Tree Trimming	1450		\$5,000.00				
Terrace Tower IN007003	Roof Replacement/Exhaust fans/Replace motors (10)	1460		\$100,000.00				
	Paint corridors/Interior Apts. II/III	1460		\$4,000.00				
	Landscaping/Tree Trimming	1450		\$5,000.00				
Central Maint. IN007003	None			\$0.00				
Civic Ctr Tower IN007004	Heat Pumps	1465	20	\$15,000.00				
	Replace Water Softeners	1465	1	\$10,000.00				
	Cooling Tower Upgrades	1465		\$2,000.00				
	Replace Fire Pump	1465		\$20,000.00				
	Paint Corridors/Interior Apts. II/III	1460		\$10,000.00				
	Landscaping/Tree Trimming	1450		\$5,000.00				
Pine Valley/IN007005	Landscaping/Tree Trimming	1450		\$3,000.00				
	Windows/siding/landscaping III/IV	1460		\$188,000				
	Fence Repair/Patio Repair- concrete replace Phase III/III	1450		\$15,000.00				
Scattered Sites/IN007007	Roof Repair/Replacement	1460		\$4,000.00				
	Flooring (1) house	1460		\$2,000.00				
	Furnace (1)	1460		\$1,500.00				
	Window Replacement (1)	1460		\$5,000.00				
	Siding Replacement (1)	1460		\$5,000.00				
	Driveway/Sidewalk	1450		\$6,000.00				
	Replace Kitchen Cabinets	1460		\$6,000.00				
	Fence Repair/Replacement	1450		\$2,000.00				

Signature of Executive Director

Date

Signature of Public Housing Director

Date

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

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750106 Replacement Housing Factor Grant No: n/a			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	
	Landscaping/Tree Trimming	1450		\$2,000.00				
Scattered Sites/IN007008	Roof Replacement	1460		\$4,000.00				
	Flooring (1) house	1460		\$2,000.00				
	Furnace Replacement	1460		\$1,500.00				
	Window Replacement (1)	1460		\$5,000.00				
	Kitchen Cabinets	1460		\$6,000.00				
	Driveway/Sidewalk	1450		\$4,000.00				
	Fence Repair/Replacement	1450		\$2,000.00				
	Landscaping/Tree Trimming	1450		\$2,000.00				
Superior St./IN007009	Landscaping/Tree Trimming	1450		\$3,000.00				
PHA-Wide	Security by Local Law Enforcement	1408		\$35,000.00				
Management Improve.	Staff Professional Dev.	1408		\$10,000.00				
	Resident Training	1408		\$5,000.00				
	Computer Software	1408		\$5,000.00				
	KHIDS	1408		\$500.00				
Administration	Admin Salaries	1410		\$56,458				
	Benefits	1410		\$20,275				
	Sundries	1410		\$500.00				
	(504) Dwelling Structures	1460		\$2,000.00				
	(504) Dwelling Equipment	1465		\$2,500.00				
	Refrigerators (30)	1465		\$8,100.00				
	Stoves (16)	1465		\$4,065.00				
	Computer Hardware	1475		\$50,000.00				
	Copiers/Laminator	1475		\$2,000.00				
Fees and Costs	Fees & Costs	1430		\$15,000.00				
	Contingency	1502		\$3,182.00				
	Operations	1406		\$91,745.00				
	Totals			\$772,325				

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

PHA Name: Kokomo Housing Authority	Grant Type and Number Capital Fund Program No: IN36P00750105 Replacement Housing Factor No: n/a	Federal FY of Grant: 2006
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Garden Square IN007001	12/31/2007			06/30/2008			
Dunbar Court IN007002	12/31/2007			06/30/2008			
Terrace Tower IN007003	12/31/2007			06/30/2008			
Civic Center Tower IN007004	12/31/2007			06/30/2008			
Pine Valley IN007005	12/31/2007			06/30/2008			
Scattered Site Kokomo Public Housing IN007007	12/31/2007			06/30/2008			
Scattered Site Kokomo PHA IN007008	12/31/2007			06/30/2008			
Superior Street IN007009	12/31/2007			06/30/2008			
PHA-Wide Management Improvements	12/31/2007			06/30/2008			

Signature of Executive Director

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Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Kokomo Housing Authority		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1 2006	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				
IN007001 Garden Square		\$40,000	\$98,000	\$195,006	\$315,000
IN007002 Dunbar Court		0	\$56,000	0	0
IN007003 Central Maintenance		\$25,000	0	0	\$17,500
IN007003 Terrace Tower		\$55,000	\$93,000	\$100,300	\$51,400
IN007004 Civic Center Tower		\$30,000	\$165,000	\$85,000	\$17,000
IN007005 Pine Valley		\$324,719	\$80,000	\$99,948	\$60,000
IN007007 Scattered Sites		\$8,000	\$2,000	\$12,000	\$2,000
IN007008 Scattered Sites		\$3,330	\$2,000	\$12,000	\$2,000
IN007009 Superior Street		\$3,000	\$3,000	\$3,000	\$3,000
PHA-Wide Mgmt.		\$40,500	\$95,500	\$20,500	\$97,500
PHA-Wide Admin.		\$80,263.90	\$80,263.90	\$80,263.90	\$80,263.90
PHA-Wide Dwelling		\$16,665	\$16,665	\$21,665	\$16,665
PHA-Wide Non-Dwelling		\$60,000	\$5,000	\$12,000	\$35,000
Fees & Costs		\$5,000	\$5,000	\$5,000	\$5,000
Contingency		\$19,416.10	\$9,465.10	\$64,211.10	\$8,565.10
Operations		\$91,745	\$91,745	\$91,745	\$91,745
CFP Funds 5-year planning		\$802,639.00	\$802,639.00	\$802,639.00	\$802,639.00
Replacement Housing Factor Funds					

Signature of Executive Director

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 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
See Annual Statement						
	Garden Square/IN007001	Storm Doors Phase III of IV	\$20,000	Garden Square/IN007001	Replace 1 Boiler/ Fans/ Hot Water Loop Repair	\$60,000
		Convert Gas to Electric III/VI	\$20,000	(Moved from 2009) Moved to 2004	Playground (3)	0
	Dunbar Court/IN007002	None	0		Convert to Electric IV/VI	\$20,000
	Central Maintenance/IN007003	Roof Replacement	\$25,000	Dunbar Court/IN007002	Replace Furnaces (24)	\$24,000
	Terrace Tower/IN007003	Bathtubs	\$25,000		Refinish Cabinets/Replace Countertops (24)	\$12,000
		Elevator Upgrade	\$30,000		Replace Interior entry doors for bedrooms and bathroom	\$20,000
	Civic Center Tower/IN007004	Elevator Upgrade	\$30,000	Central Maintenance/IN007003	None	0
	Pine Valley/IN007005	Bathtubs/Surrounds/Vanities I/III	\$30,000	Terrace Tower/IN007003	Smoke Alarms	\$18,000
		Furnace Replacement	\$79,000		Replace Entry Doors Front & Back	\$45,000
		Windows/Siding/Phase IV of IV	\$215,719		Replace Fuel Tank For Generators (In-Ground)	\$30,000
	Scattered Sites/IN007007	Fence Repair/Replacement	\$2,000	Civic Center Tower/IN007004	Replace/3 entry doors front & back	\$65,000
		Roof Replacement/Repair (moved from 2003)	\$6,000		Replace 1 boiler	\$100,000
	Scattered Sites/IN007008	Fence Repair/Replacement	\$2,000	Pine Valley/IN007005	Resurface and reline parking development	\$60,000
		Roof Replacement/Repair (Moved from 2003)	\$1,330		Patio Door Locks Best Lock/Keys/Cores	\$10,000
	Superior Street/IN007009	Landscaping/Tree Trimming	\$3,000		Bathtubs/Surrounds/Vanities II/III	\$10,000
	PHA-Wide	Staff Development	\$10,000	Scattered Sites/IN007007	Fence Repair/Replacement	\$2,000
		Resident Training	\$5,000	Scattered Sites/IN007008	Fence Repair/Replacement	\$2,000

Signature of Executive Director

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

Activities for Year :_4_ FFY Grant: 2009 PHA FY: 2009			Activities for Year: _5_ FFY Grant: 2010 PHA FY: 2010		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Garden Square/IN007001	Water Softeners (2)	\$20,000	Garden Square/IN007001	Roof-Phase II of III	\$100,000
	Roof-Phase I of III	\$100,000		6 water heaters manifold setup	\$15,000
	Fire Suppressors for Ranges Phase I of III	\$15,000		23 Sump Pump Replacement Basements	\$20,000
	Storm Door Replace. IV/IV	\$30,000		Fire Suppressors for Ranges Phase II of III	\$20,000
	Convert Gas to Electric V/VI	\$30,006		Convert Gas to Electric VI/VI	\$30,000
Dunbar Court/IN007002	None	0		Steamline Replacement	\$100,000
Central Maintenance/IN007003	None	0		Recore and rekey/key system	\$30,000
Terrace Tower/IN007003			Dunbar Court/IN007002	0	0
	Water Softner	\$10,000	Central Maintenance/IN007003	Remodel Men's Bathroom	\$2,500
	Trash Compactor/Clean Chutes	\$62,000		Exterior Building Wall Repair/Repainting	\$15,000
	Washers and Dryers	\$3,000	Terrace Tower/IN007003	Replace Glass Panels Community Room	\$2,400
	Electrical Receptacles GFI	\$5,300		Replace Exhaust System	\$9,000
	Paint Corridors/Interior Apt. Phase III of III	\$20,000		Patio Doors	\$40,000
Civic Center Tower/IN007004	Trash Compactor/Clean Chutes	\$62,000	Civic Center Tower/IN007004	Roof Ballast	\$5,000
	Washer and Dryers	\$3,000		Heat Pumps (6) 1 (Elevator),3,4,5,6,7 floors	\$12,000
	Paint Corridors/Interior Apt. Phase III of III	\$20,000	Pine Valley/IN007005	Fire suppressors for Ranges Phase II of IV	\$5,000
Pine Valley/IN007005	Parking Lot Lights	\$80,000		Upgrade Trash Areas	\$3,500
	Bathtubs/Surrounds/Vanities III/III	\$10,000		Refurbish Community Rm	\$1,500
	Fire suppressors for Ranges Phase I of IV	\$9,948		Rewire Electrical 23 Bldgs	\$50,000
Scattered Sites/IN007007	Carpeting/Flooring	\$10,000	Scattered Sites/IN007007	Fence Repair/Replacement	\$2,000
	Fence Repair/Replacement	\$2,000	Scattered Sites/IN007008	Fence Repair/Replacement	\$2,000

Signature of Executive Director

Date

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