

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

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# PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2008

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

## PHA Plan Agency Identification

**PHA Name:** Kokomo Housing Authority

**PHA Number:** IN007

**PHA Fiscal Year Beginning:** 01/2008

**PHA Programs Administered:**

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

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

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

### Public Access to Information

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

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

### Display Locations For PHA Plans and Supporting Documents

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

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

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

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

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 - 2009**  
[24 CFR Part 903.5]

**A. Mission**

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

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

**B. Goals**

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

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

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

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

- PHA Goal: Increase assisted housing choices

Objectives:

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

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

- PHA Goal: Provide an improved living environment

Objectives:

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

**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 a 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 2008**

[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

**This year we will have considerable expense in replacing boilers at our oldest development, 7-1, and at an Elderly development. At Civic Center towers, 7-4, we will replace/repair entry doors, as well as address window seal replacement in Phases. We also plan to replace gas furnaces (in phases) at one of our family developments, 7-5, which has one-hundred (100) units. Another family development, 7-2, with twenty-four (24) units will also have its furnaces replaced in phases. Bathtubs in an elderly development, 7-3, will have the second phase of its bathtubs re-glazed/repared. We have done extensive modernization at the Pine Valley apartments, 7-5, and will continue our work there on Phase II of bathtub/vanities repair or replacement. We will also resurface the parking lots at this complex. Other lesser expensive work items that have been targeted include elevator upgrades, landscaping, tree trimming, playground equipment, etc.**

**We will continue to work towards providing safer communities by utilizing the services of the Kokomo Police Department and its Crime Watch Program. These additional services, which are over and above those provided by the Cooperation Agreement, are being funded with Capital Fund Grant monies.**

**We also have a successful ongoing Low Income Public Housing (LIPH) Homeownership (Section 32) Program. Additionally, the Section Eight Homeownership Program is very active. We anticipate closing on a minimum of ten (10) properties this year.**

**Local government continues to support our efforts and is working to improve the quality and quantity of affordable housing available in our city.**

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

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#### **Attachments**

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

#### Required Attachments:

- A** Admissions Policy for Deconcentration
- B** List of Resident Advisory Board Members
- C** List of Resident Board Member
- D** Community Service Description of Implementation
- E** Information on Pet Policy
- F** Substantial Deviation and Significant Amendment or Modification

#### Optional Attachments:

- G** PHA Management Organizational Chart
- H** FY 2008 Capital Fund Program Annual Statement and 5 Year Action Plan
- I** Capital Fund Program Grant No. IN36P00750107 Original Annual Statement

- J** Capital Fund Program Grant No. IN36P00750106 Performance and Evaluation Report for the period ending June 30, 2007
- K** Capital Fund Program Grant No. IN36P00750105 Performance and Evaluation Report for the period ending June 30, 2007
- L** Capital Fund Program Grant No. IN36P00750104 Performance and Evaluation Report for the period ending June 30, 2007
- 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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents	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
	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 (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	KHA Pet Policy	Annual Plan - Pets

## **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.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
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:

## 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	124		57
Extremely low income <=30% AMI	115	93%	
Very low income (>30% but <=50% AMI)	7	6%	
Low income (>50% but <80% AMI)	2	1%	
Families with children	98	79%	
Elderly families	7	6%	
Families with Disabilities	19	15%	
Race/ethnicity- White	71	57%	
Race/ethnicity- African-American	52	42%	
Race/ethnicity- American Indian	1	1%	
Race/ethnicity- Asian	0	0%	
Race/ethnicity- Hispanic	6	5%	

Race/ethnicity- Non-Hispanic	118	95%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	
2 BR	N/A	N/A	
3 BR	N/A	N/A	
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)? <b>8 Months</b> Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input 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	181		
Extremely low income <=30% AMI	171	94%	
Very low income (>30% but <=50% AMI)	10	6%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	57	31%	
Elderly families	2	1%	
Families with Disabilities	18	10%	
Race/ethnicity- White	126	70%	

Housing Needs of Families on the Waiting List			
Race/ethnicity- African-American	54	29%	
Race/ethnicity- American Indian	0	0%	
Race/ethnicity- Asian	1	1%	
Race/ethnicity- Hispanic			
Race/ethnicity- Non-Hispanic			

Characteristics by Bedroom Size (Public Housing Only)			
1BR	120	66%	51
2 BR	25	14%	76
3 BR	34	19%	15
4 BR	2	1%	2
5 BR	N/A	N/A	NA
5+ BR	N/A	N/A	NA
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

### C. Strategy for Addressing Needs

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

#### (1) Strategies

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

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select if applicable

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

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

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

**2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2008 grants)</b>		
a) Public Housing Operating Fund	\$1,423,171.00	
b) Public Housing Capital Fund	\$ 795,143.00	
c) HOPE VI Revitalization	\$ .00	
d) HOPE VI Demolition	\$ .00	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$3,133,139.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$ .00	
g) Resident Opportunity and Self-Sufficiency Grants	\$ 142,332.00	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
h) Community Development Block Grant	\$ .00	
i) HOME	\$ .00	
Other Federal Grants (list below)		

<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
2005 PH Capital Fund	\$ 217,919.00	PH Capital Improvement
2006 PH Capital Fund	\$ 471,352.00	PH Capital Improvement
<b>3. Public Housing Dwelling Rental Income</b>	\$ 717,570.00	PH Operations
<b>4. Other income (list below)</b>		
Interest	\$ 12,000.00	Section 8 Operations
Interest	\$ 30,000.00	PH Operations
Tenant Charges	\$ 47,520.00	PH Operations
Laundry Income	\$ 16,200.00	PH Operations
Vending, Misc.	\$ 960.00	PH Operations
<b>NonDwelling Rental</b>	\$ 3,900.00	PH Operations
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	\$7,011,206.00	

### **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 **At time of application and lease up**

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

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

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

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

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

**(2)Waiting List Organization**

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

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

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

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

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

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

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

3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists? **All that apply, i.e., dependent upon Need for 1 BR, 2BR, 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) **e.g., financial hardship**
- 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)

- #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
- #4 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
- #3 Welfare to work
- 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.

#5 Date and Time

Former Federal preferences:

- #2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence; victims of reprisal or hate crime; violence against women
- 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
- #4 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
- #3 Welfare to work
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

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

### **(5) Occupancy**

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

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

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

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

### **(6) Deconcentration and Income Mixing**

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

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

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

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

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:

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

Other (list policies and developments targeted below)

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

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

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

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

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

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

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

## B. Section 8

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

**(1) Eligibility**

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

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

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

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

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

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

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

**(2) Waiting List Organization**

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

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

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

- PHA main administrative office
- Other (list below)

**(3) Search Time**

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

If yes, state circumstances below:

**Exception given to: Elderly, disabled, hard to house**

**(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)

- #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  
 #4 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  
 #3 Welfare to work  
 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.

#5 Date and Time

Former Federal preferences

#2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)  
Victims of domestic violence; victims of reprisal or hate crime; violence against women

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

#4 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

#3 Welfare to work

Other preference(s) (list below)

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

Date and time of application

Drawing (lottery) or other random choice technique

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

This preference has previously been reviewed and approved by HUD

The PHA requests approval for this preference through this PHA Plan

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

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

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

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

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

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

- Through published notices
- Other (list below) **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).
- © 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% of adjusted income

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

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

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

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

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

f. Rent re-determinations:

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

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

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

### C. Management and Maintenance Policies

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

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

**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)

### 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 as Attachment **H Original Annual Statement (in007h01)**

-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 (state name)

-or-

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

## **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.)

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

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

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only 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.

<b>Designation of Public Housing Activity Description</b>	
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.

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

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

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

## 11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

### A. Public Housing

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

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

#### 2. Activity Description

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

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: <b>Scattered Sites</b>
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: <b>(January 21, 2004)</b>
5. Number of units affected: <b>23</b>
6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Public Housing Homeownership Activity Description</b> (Complete one for each development affected)	
1a. Development name: <b>Scattered Sites</b>	
1b. Development (project) number: <b>In007008</b>	
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:	<b>(January 21.2004)</b>
6. Number of units affected:	
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 (1)]

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? **07/19/04**

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. )

<b>Services and Programs</b>				
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

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2007 Estimate)	Actual Number of Participants (As of: 06/30/07)
Public Housing	0	8
Section 8	0	18

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

### C. Welfare Benefit Reductions

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

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

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

## 13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

- Safety and security survey of residents
- 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**

**IN007002 Dunbar Court**

**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**

#### **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)**

# **ATTACHMENT A**

**in007a01**

## **DECONCENTRATION OF POVERTY AND INCOME MIXING**

## **Attachments**

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

### **(A) Deconcentration of Poverty 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.

#### **DECONCENTRATION OF POVERTY AND INCOME-MIXING**

The PHA's admission policy is designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects.

Gross annual income is used for income limits at admission and for income-mixing purposes.

Skipping of a family on the waiting list specifically to reach another family with a lower or higher income is not to be considered an adverse action to the family. Such skipping will be uniformly applied until the target threshold is met.

The PHA will use the gathered tenant income information in its assessment of its public housing developments to determine the appropriate designation to be assigned to the project for the purpose of assisting the PHA in its deconcentration goals.

If the PHA's annual review of tenant incomes indicates that there has been a significant change in the tenant income characteristics of a particular project, the PHA will evaluate the changes to determine whether, based on the PHA methodology of choice, the project needs to be re-designated as a higher or lower income project or shelter or the PHA has met the de-concentration goals, and the project needs no particular designation.

## **Deconcentration and Income-Mixing Goals**

Admission policies related to the deconcentration efforts of the PHA do not impose specific quotas. Therefore, the PHA will not set specific quotas, but will strive to achieve de-concentration and income-mixing in its developments.

The PHA's income-mixing goal is a long-range goal and may not be achieved in the first year of implementation. The PHA will use tenant incomes to provide benchmarks for the PHA.

Targeting capital improvements toward developments with an average income below the established income range (EIR) to encourage applicant families whose income is above the EIR to accept units in those developments.

## **Project Designation Methodology**

Skipping of families for deconcentration purposes will be applied uniformly to all families.

**The PHA will not place families in a particular development if the placement will have a negative effect on the PHA's deconcentration goals. However, if there are insufficient families on the waiting list or transfer list, under no circumstances will a unit remain vacant longer than necessary.**

**ATTACHMENT B**

**in007b01**

**MEMBERSHIP OF THE RESIDENT  
ADVISORY BOARD**

**(B) MEMBERSHIP OF THE RESIDENT ADVISORY BOARD**

No members at the present time.

**ATTACHMENT C**

**in007c01**

**RESIDENT MEMBERSHIP OF THE PHA  
GOVERNING BOARD**

**(C) RESIDENT MEMBERSHIP OF THE PHA GOVERNING BOARD**

Name: Ida Wolfe

Method of Selection: Appointed by Mayor

Term of Appointment: January 1, 2006 through December 31, 2009

First term began January 1, 1994

**ATTACHMENT D**

**in007d01**

**COMMUNITY SERVICE DESCRIPTION  
OF IMPLEMENTATION**

## **(D) Community Service Description of Implementation**

### **OUTLINE FOR COMMUNITY SERVICE**

- 1) Each resident 18 years or older has a community service folder made before recertification.
- 2) At the beginning of each month a new Community Service United Way Opportunity letter is printed.
- 3) When a tenant comes in for recertification, that tenants folder is pulled with all past and present community service information and hours are calculated.
- 4) The tenant is informed of how many hours are owed, and told that all hours must be completed before the next recertification or he/she may be evicted.
- 5) Every three months following the recertification, the tenant is sent a letter. This letter contains how many hours are still owed, and whether or not that particular tenant is complying with the community service program.
- 6) One month before the next recertification the tenant is sent a final letter. This letter explains that they have one month to complete all of their community service hours or their lease will not be renewed.
- 7) Hours owed are kept track of on a spreadsheet, and also kept track on this spreadsheet is the day and month to mail each three month reminder letter and the final letter, and the recertification month.
- 8) Even exempt tenants have a community service folder. The folders of non-exempt tenants are marked with a red dot to distinguish them from the others.

# **ATTACHMENT E**

**in007e01**

**PET POLICY**

## **(E) Pet Policy**

### **INTRODUCTION**

This Chapter explains the PHA's policies on the keeping of pets and any criteria or standards pertaining to the policy. The rules adopted are directly related to the legitimate interest of this PHA to provide a decent, safe, sanitary, and clean living environment for all tenants and to protect and preserve the physical condition of the property and the financial interest of the PHA.

The PHA chooses to provide rules governing the keeping of common household pets. Residents will comply with the dwelling lease which requires that no animals or pets of any kind be permitted on the premises without prior written approval of the PHA. This does not apply to animals that are used to assist persons with disabilities. Nothing in this policy or the dwelling lease limits or impairs the right of persons with disabilities to own animals that are used to assist them.

### **A. MANAGEMENT APPROVAL OF PETS**

All pets must be approved in advance by the PHA management.

The pet owner must submit and enter into a Pet Agreement with the PHA.

#### **Registration of Pets**

Pets must be registered with the PHA before they are brought onto the premises. Registration includes:

Certificate signed by a licensed veterinarian or State/local authority that the pet has received all inoculations required by State or local law and that the pet has no communicable disease(s) and is pest-free.

Dogs and cats must be spayed or neutered.

Current license for the pet in compliance with local ordinances and requirements.

Execution of a Pet Agreement with the PHA stating that the tenant acknowledges complete responsibility for the care and cleaning of the pet.

Registration must be renewed and will be coordinated with the annual recertification date.

Approval for the keeping of a pet shall not be extended pending the completion of these requirements.

## **Refusal To Register Pets**

The PHA may not refuse to register a pet based on the determination that the pet owner is financially unable to care for the pet. If the PHA refuses to register a pet, a written notification will be sent to the pet owner stating the reason for denial and shall be served in accordance with HUD Notice requirements.

The PHA will refuse to register a pet if:

- a. The pet is not a **common household** *pet* as defined in this policy;
- b. Keeping the pet would violate the Pet Policy;
- c. The pet owner fails to provide complete pet registration information or fails to update the registration annually;
- d. The PHA reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in determining the pet owner's ability to comply with provisions of the lease.

The notice of refusal may be combined with a notice of a pet violation.

A resident who cares for another resident's pet must notify the PHA and agree to abide by all of the pet rules in writing.

## **B. STANDARDS FOR PETS**

Pet rules will not be applied to animals that assist persons with disabilities. However the tenant must comply with state and local laws relating to their animal/pet.

### **Persons with Disabilities**

To be excluded from the pet policy, the resident/pet owner must certify:

- That there is a person with disabilities in the household;
- That the animal has been trained to assist with the specified disability; and
- That the animal actually assists the person with the disability.

### ***Types of pets Not Allowed***

***No dangerous/aggressive breed or any pet whose conduct or condition is determined to constitute, under the provisions of state or local law, a nuisance or a threat to the health or safety of other occupants of the development or of other persons in the community where the development is located will be allowed.***

**Includes but not limited to the following breeds:**

**Rottweiler**

German Shepherd

*Pit Bulls*

**Doberman Pincher**

*Chow Chow*

**Dalmatian**

**Types of Pets Allowed**

No types of pets, other than the following, may be kept by a resident.

No more than one pet per dwelling unit will be permitted. **Exceptions are fish and birds.**

1. Dogs

Maximum number: one (1)

Maximum adult weight: 25 pounds

Must be housebroken

Must be spayed or neutered

Must have all required inoculations

Must be licensed as specified now or in the future by State law and local ordinance.

2. Cats

Maximum number: one (1)

Must be declawed

Must be spayed or neutered

Must have all required inoculations

Must be trained to use a litter box or other waste receptacle

Must be licensed as specified now or in the future by State law or local ordinance

3. Birds

***Maximum number: up to two (2)***

Must be enclosed in one (1) cage at all times.

4. Fish

Maximum aquarium size: ten (10) gallon

Must be maintained on an approved stand

**C. PETS TEMPORARILY ON THE PREMISES**

Pets which are not owned by a tenant will not be allowed.

Residents are prohibited from feeding or harboring stray animals.

#### **D. ADDITIONAL FEES AND DEPOSITS FOR PETS**

The resident/pet owner shall be required to pay a non-refundable fee for the purpose of defraying all reasonable costs directly attributable to the presence of a dog or cat.

*Residents of Garden Square, Dunbar Court, Superior Street Apartments and Pine Valley Apartments will pay a nonrefundable initial fee of \$100.00 on or prior to the date the pet is properly registered and brought onto PHA property and a monthly fee of \$10.00 due each month thereafter.*

*(See separate addendum for Scattered Site Properties, Civic Center Towers and Terrace Towers.)*

The PHA reserves the right to change or increase the required fee by amendment to these rules.

#### **Alterations to Unit**

Residents/pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal.

#### **E. PET WASTE REMOVAL CHARGE**

All reasonable expenses incurred by the PHA, as the result of damages directly attributable to the presence of the pet, will be the responsibility of the resident including:

The cost of repairs and replacements to the dwelling unit;  
Fumigation of the dwelling unit.

#### **F. PET AREA RESTRICTIONS**

Pets must be maintained within the resident's unit. When outside of the unit (within the building or on the grounds) all pets must be kept on a leash or carried and under the control of the resident or other responsible individual at all times.

Pets are **not permitted** in common areas including lobbies, community rooms and laundry areas except for those common areas which are entrances to and exits from the building. Additionally pets are **not permitted** on any playground areas or basketball courts.

#### **G. NOISE**

Pet owners must agree to control the noise of pets so that such noise does not constitute a nuisance to other residents or interrupt their peaceful enjoyment of their housing unit or premises. This includes, but is not limited to, loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.

## **H. CLEANLINESS REQUIREMENTS**

*All animal waste or the litter from litter boxes shall be picked up immediately by the pet owner, disposed of in sealed plastic trash bags, and placed in a trash bin.*

Litter shall not be disposed of by being flushed through a toilet.

Litter boxes shall be stored inside the resident's dwelling unit.

Removal of Waste from Other Locations. The Resident/Pet Owner shall be responsible for the removal of waste from the exercise area by placing it in a sealed plastic bag and disposing of it.

**Any unit having been occupied by a dog or cat will be fumigated at the time the unit is vacated.**

The resident/pet owner shall take adequate precautions to eliminate any pet odors within or around the unit and to maintain the unit in a sanitary condition at all times.

## **I. PET CARE**

No pet (excluding fish) shall be left unattended in any apartment for a period in excess of twelve (12) hours.

*All residents/pet owners shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet.*

Residents/pet owners must recognize that other residents may have chemical sensitivities or allergies related to pets or may be easily frightened or disoriented by animals. Pet owners must agree to exercise courtesy with respect to other residents.

If pets are left unattended for twelve (12) hours or more, the PHA may enter to remove the pet and transfer it to the proper authorities. The Housing Authority accepts no responsibility for the pet under such circumstances. Cost incurred by such action, e.g. pet boarding fees, veterinarian charges, will be borne by the pet owner.

**WARNING: It is punishable by law to abandon a pet. Kokomo Housing Authority will cooperate with the appropriate authorities to identify all violators.**

## **J. RESPONSIBLE PARTIES**

The resident/pet owner will be required to designate two responsible parties for the care of the pet if the health or safety of the pet is threatened by the death or incapacity of the pet owner or by other factors that render the pet owner unable to care for the pet.

## **K. INSPECTIONS**

*Residents who have a pet are subject to more frequent inspections of their unit.*

## **L. PET RULE VIOLATIONS**

### **Pet Rule Violation Notice**

If a determination is made on objective facts supported by written statements that a resident/pet owner has violated the Pet Policy, written notice will be served.

The Notice will contain a brief statement of the factual basis for the determination and the pet rule(s) which were violated. The notice will also state:

1. That the resident/pet owner has three (3) days from the effective date of the service of notice to correct the violation or make written request for a meeting to discuss the violation;
2. That the resident pet owner is entitled to be accompanied by another person of his or her choice at the meeting; and
3. That the resident/pet owner's failure to correct the violation, request a meeting, or appear at a requested meeting may result in initiation of procedures to terminate the pet owner's tenancy.

## **M. NOTICE FOR PET REMOVAL**

If the resident/pet owner and the PHA are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by the PHA, the PHA may serve notice to remove the pet.

The Notice shall consist of:

1. A synopsis of the informal meeting.
2. A statement that failure to remove the pet may result in the initiation of termination of tenancy procedures.

## **N. TERMINATION OF TENANCY**

The PHA may initiate procedures for termination of tenancy based on a Pet Policy violation if:

- The pet owner has failed to remove the pet or correct a Pet Policy violation within the time period specified; and
- The Pet Policy violation is sufficient to begin procedures to terminate tenancy under terms of the lease.

## **O. PET REMOVAL**

If the health or safety of the pet is threatened by the death or incapacity of the pet owner or by other factors that render the owner unable to care for the pet (includes pets who are poorly cared for or have been left unattended for over 12 hours), the situation will be reported to the Responsible Party designated by the resident/pet owner.

If the responsible party is unwilling or unable to care for the pet or if the PHA, after reasonable efforts, cannot contact the responsible party, the PHA may contact the appropriate State or local agency and request the removal of the pet.

## **P. EMERGENCIES**

The PHA will take all necessary steps to insure that pets which become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health or safety of others are referred to the appropriate State or local entity authorized to remove such animals.

### ***ADDENDUM TO THE PET POLICY FOR SCATTERED SITE HOMES (Effective 01/01/2002)***

*In addition to the Pet Policy for Family Units the following has been added for Scattered Site Properties.*

## **B. STANDARDS FOR PETS**

### *1. Dogs*

Maximum adult weight may exceed 25 pounds, with approval of the KHA Inspection Department, but not exceed 60 pounds.

## **D. ADDITIONAL FEES AND DEPOSITS FOR PETS**

**Scattered Site Properties will pay a nonrefundable initial fee of \$200.00 on or prior to the date the pet is properly registered and brought onto KHA property and a monthly fee of \$10.00 due each month thereafter.**

### ***ADDENDUM TO THE PET POLICY FOR CIVIC CENTER TOWERS AND TERRACE TOWERS (Effective 01/01/2002)***

In addition to the Pet Policy the following has been added for Civic Center Towers and Terrace Towers.

## **D. ADDITIONAL FEES AND DEPOSITS FOR PETS**

Families will pay a nonrefundable initial fee of \$50.00 on or prior to the date the pet is properly registered and brought onto KHA property and a monthly fee of \$10.00 due each month thereafter.

**ATTACHMENT F**

**in007f01**

**DEFINITIONS OF SUBSTANTIAL DEVIATION  
AND SIGNIFICANT AMENDMENT  
OR MODIFICATION**

**(F) 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

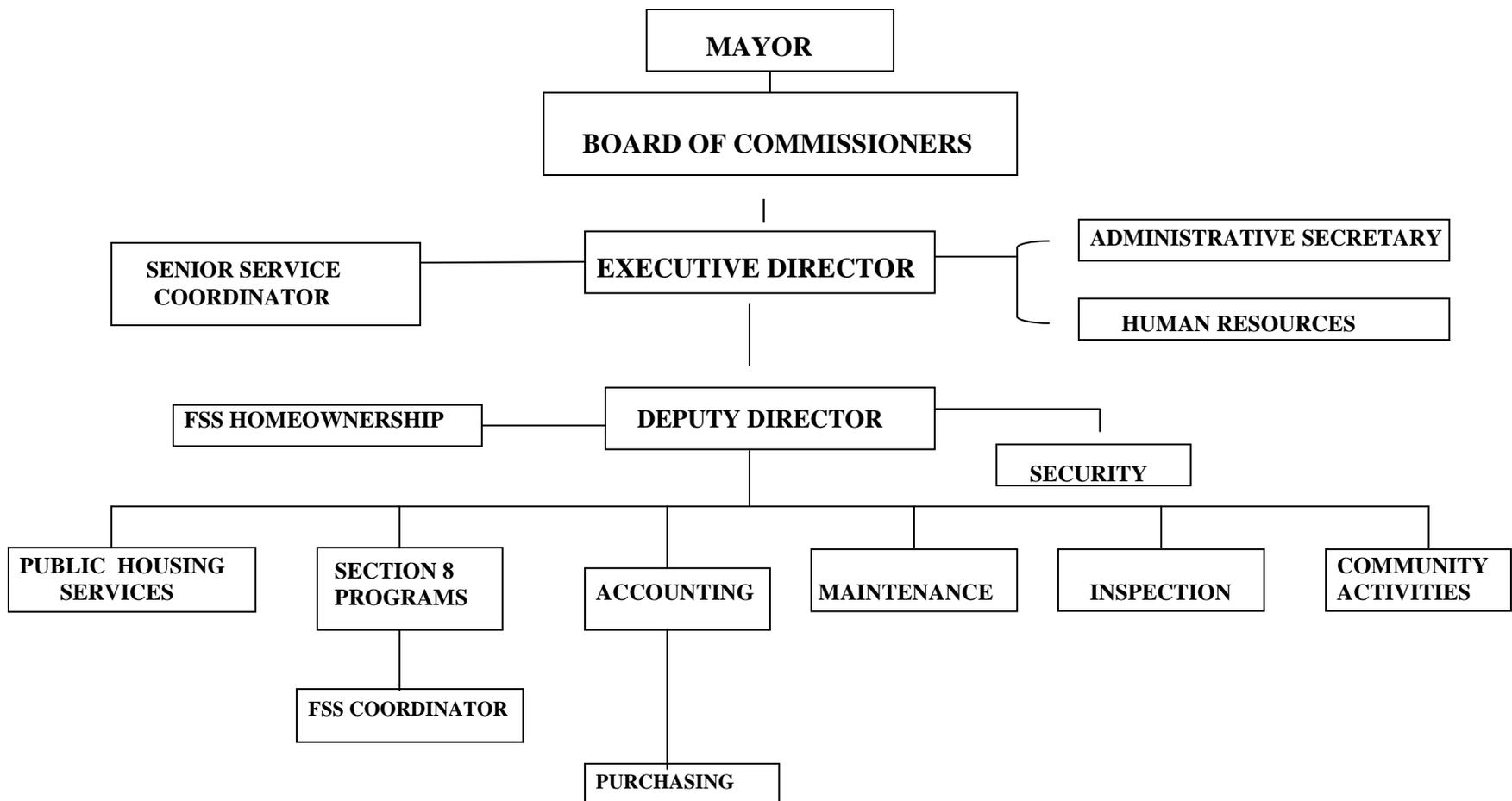
1. Changes to rent or admissions policies or organization of the waiting list;
2. Additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund;
3. Any change with regard to demolition or disposition, homeownership programs or conversion activities.

**ATTACHMENT G**

**in007g01**

**PHA MANAGEMENT ORGANIZATIONAL CHART**

**Attachment – G**  
**KOKOMO HOUSING AUTHORITY**



**ATTACHMENT H**

**in007h01**

**FY 2008 CAPITAL FUND PROGRAM ANNUAL STATEMENT  
AND 5-YEAR ACTION PLAN**

## CAPITAL FUND PROGRAM

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

<b>PHA Name:</b> <b>Kokomo Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: IN36P00750108 Replacement Housing Factor Grant No: n/a	<b>Federal FY of Grant:</b>  <b>2008</b>
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**Original Annual Statement**  
  **Reserve for Disasters/ Emergencies**  
  **Revised Annual Statement**  
 **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	\$165,000.00			
3	1408 Management Improvements	\$100,500.00			
4	1410 Administration	\$80,000.00			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	\$5,000.00			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	\$3,000.00			
10	1460 Dwelling Structures	\$504,500.00			
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Non-dwelling Structures	\$5,000.00			
13	1475 Non-dwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$863,000.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

# 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: IN36P00750108 Replacement Housing Factor Grant No: n/a				Federal FY of Grant: <b>2008</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Garden Square IN007001	Replace 1 Boiler/Fans/Hot Water Loop Repair	1460		\$60,000.00				
	Playground	1450		\$5,000.00				
	Convert to Electric IV/VI	1460		\$10,00.00				
Dunbar Court IN007002	Replace Furnaces (12) I/II	1460		\$25,000.00				
	Playground	1450		\$1,000.00				
	Refinish Cabinets/Replace Countertops (12) I/II	1460		\$12,000.00				
	Entry/Interior Doors II/III	1460		\$30,00.00				
Terrace Tower IN007003	Smoke Alarms Replacements	1460		\$18,000.00				
	Replace/Repair Entry Doors Front and Back	1460		\$5,000.00				
	Bath Tubs II/III	1460		\$25,000.00				
	Elevator Upgrade II/III	1460		\$15,000.00				
Civic Center Tower/ IN007004	Replace/Repair 3 Entry Doors Front and Back	1460		\$5,000.00				
	Replace 1 boiler	1460		\$100,000.00				
	Seal Replacement – Windows II/II	1460		\$25,000.00				
	Elevator Upgrade II/III	1460		\$15,000.00				
Pine Valley/IN007005	Bathtubs/Surrounds/.Vanities II/III	1460		\$10,00.00				
	Furnace Replace II/II	1460		\$75,000.00				
	Resurface and reline parking development	1450		\$60,000.00				
Scattered Sites/IN007007	None			0				
Scattered Sites/IN007008	None			0				
Superior St./IN007009	Landscaping/Tree Trimming	1450		\$3,000.00				





# 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 2008	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2012
	Annual Statement				
IN007001 Garden Square		\$180,000.00	\$260,000.00	260,000.00	\$260,000.00
IN007002 Dunbar Court		\$87,000.00	\$30,000.00	\$11,500.00	\$10,000.00
<b>IN007003</b> Terrace Tower		\$195,300.00	\$135,000.00	\$68,000.00	\$90,000.00
IN007004 Civic Center Tower		\$80,000.00	\$40,000.00	\$33,000.00	\$40,000.00
IN007005 Pine Valley		\$100,000.00	\$40,000.00	\$132,000.00	\$25,000.00
IN007007 Scattered Sites		\$12,000.00	\$25,000.00	\$25,000.00	\$25,000.00
IN007008 Scattered Sites		\$12,000.00	\$25,000.00	\$25,000.00	\$25,000.00
IN007009 Superior Street		\$3,000.00	\$5,000.00	\$5,000.00	\$5,000.00
PHA-Wide Management		\$20,500.00	\$30,000.00	\$30,500.00	\$25,500.00
PHA-Wide Administration		\$80,000.00	90,000.00	\$90,000.00	\$90,000.00
PHA-Wide Dwelling		\$21,665.00	\$12,500.00	\$12,500.00	\$16,000.00
PHA-Wide Non-Dwelling		\$12,000.00	\$20,000.00	\$20,000.00	\$65,000.00
Fees & Costs		\$5,000.00	\$7,000.00	\$5,000.00	\$3,500.00
Contingency		0			
Operations		\$165,000.00	\$165,000.00	\$180,000.00	\$180,000.00
CFP Funds Listed for 5-year planning		\$973,465.00	\$900,000.00	\$898,000.00	\$860,000.00
Replacement Housing Factor Funds					

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: 2009 PHA FY: 2009			Activities for Year: <u>  3  </u> FFY Grant: 2010 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	Garden Square/IN007001	Water Softeners (2)	\$20,000.00	Garden Square/IN007001	Boiler Replacement I/III	\$200,000.00
		Roof I/III	\$100,000.00		Landscaping/Tree Trimming I/III	\$10,000.00
		Storm Door Replace IV/IV	\$30,000.00		Water Softeners I/III	\$15,000.00
		Convert Gas to Electric V/VI	\$30,000.00		Antenna System Upgrade to HDTV and Satellite Dishes	\$20,000.00
	Dunbar Court/IN007002	Hot Water Heaters (24)	\$20,000.00		Replace Play Ground Equipment	\$15,000.00
		Refinish Cabinets/Replace Countertops (12) II/II	\$12,000.00	Dunbar Court/IN007002	Replace Playground Equipment	\$10,000.00
		Entry/Interior Doors III/III	\$30,000.00		Antenna System Upgrade to HDTV	\$20,000.00
		Replace Furnaces (12) II/II	\$25,000.00			
	Terrace Tower/IN007003	Water Softener	\$10,000.00	Terrace Tower/IN007003	Replace Patio Doors I/III	\$50,000.00
		Trash Compactor/Replace/Repair	\$62,000.00		A/C Unit Sleeve/Baseboard Heaters	\$25,000.00
		Washers and Dryers	\$3,000.00		Antenna System Upgrade to HDTV/Intercom System	\$30,000.00
		Replace Electrical Receptacles GFI	\$5,300.00		Replace Hot Water Return Line on 7th Floor	\$30,000.00
		Repair/Replace Entry Doors Front and Back	\$45,000.00	Civic Center Tower/IN007004	Antenna System Upgrade to HDTV/Intercom System	\$30,000.00
		Bath Tubs III/III	\$25,000.00		Replace Auto Blinds – Green Room	\$10,000.00
		Replace Fuel Tank for Generators (In-Ground)	\$30,000.00	Pine Valley/IN007005	Antenna System Upgrade to HDTV and Satellite Dishes	\$30,000.00
		Water Softener	\$10,000.00		Install Dusk to Dawn Lights	\$10,000.00
	Civic Center Tower/IN007004	Trash Compactor/Replace/Repair	\$62,000.00	Scattered Sites/IN007007	Revitalization	\$25,000.00
		Washer and Dryers	\$3,000.00	Scattered Sites/IN007008	Revitalization	\$25,000.00
		Elevator Upgrade III/III	\$15,000.00	Superior Street/IN007009	Revitalization	\$5,000.00
	Pine Valley/IN007005	Parking Lot Lights	\$80,000.00			



Capital Fund Program Five-Year Action Plan

**Part II: Supporting Pages—Work Activities**

Activities for Year : _4_			Activities for Year: _5_		
FFY Grant: 2011 PHA FY: 2011			FFY Grant: 2012 PHA FY: 2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Garden Square/IN007001	Boiler Replacement II/III	\$200,000.00	Garden Square/IN007001	Boiler Replacement III/II	\$200,000.00
	Landscaping/Tree Trimming II/III	\$10,000.00		Landscaping/Tree Trim III/III	10,000.00
	Water Softeners II/III	\$15,000.00		Water softeners (12) III/III	\$15,000.00
	Replace Playground Equipment	\$15,000.00		Replace Play Ground Equipment	\$15,000.00
	Replace Hard Wired Smoke Detectors (350)	\$10,000.00		Vacuum Pump	\$20,000.00
	Exterior Lighting	\$10,000.00	Dunbar Court/IN007002	Replacement Locks and Cores For Out Dated Locks	\$10,000.00
Dunbar Court/IN007002	Replace Playground Equipment	\$10,000.00	Terrace Tower/IN007003	Replace Patio Doors III/III	\$50,000.00
	Replace Hard Wired Smoke Detectors (48)	\$1,500.00		Replace/Overhaul Generator	\$40,000.00
Terrace Tower/IN007003	Replace Patio Doors II/III	\$50,000.00	Civic Center Tower/IN007004	Replace/Overhaul Generator	\$40,000.00
	Replace All Hall Lights	\$15,000.00	Pine Valley/IN007005	Landscaping	\$25,000.00
	Replace Hard Wired Smoke Detectors (105)	\$3,000.00	Scattered Sites/IN007007	Revitalization	\$25,000.00
Civic Center Tower/IN007004	Replace Windows – Green Room	\$30,000.00	Scattered Sites/IN007008	Revitalization	\$25,000.00
	Replace Hard Wired Smoke Detectors (105)	\$3,000.00	Superior Street/IN007009	Revitalization	\$5,000.00
Pine Valley/IN007005	Replace All Toilets	\$25,000.00	PHA-Wide	Staff Professional Dev.	\$10,000.00
	Replace/Repair Patios and Fences	\$75,000.00		Computer Software	\$10,000.00
	Replace Playground Equipment	\$30,000.00		Resident Training	\$5,000.00
	Replace Hard Wired Smoke Detectors (100)	\$2,500.00		KHIDS	\$500.00
Scattered Sites/IN007007	Revitalization	\$25,000.00		Administration	\$66,000.00
Scattered Sites/IN007008	Revitalization	\$25,000.00		Benefits	\$23,500.00
Superior Street/IN007009	Revitalization	\$5,000.00		Sundries	\$500.00
PHA-Wide	Staff Professional Dev.	\$10,000.00		(504) Dwelling Structures	\$2,000.00
	Computer Software	\$15,000.00		(504) Dwelling Equipment	\$2,500.00



**ATTACHMENT I**

**in007i01**

**CAPITAL FUND PROGRAM  
GRANT #IN36P00750107  
ORIGINAL ANNUAL STATEMENT**

**Annual Statement/Performance and Evaluation Report**

**Attachment I**

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

PHA Name: <b>Kokomo Housing Authority</b>	Grant Type and Number Capital Fund Program Grant No: IN36P00750107 Replacement Housing Factor Grant No: n/a	Federal FY of Grant: <b>2007</b>
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Original Annual Statement 
  Reserve for Disasters/ Emergencies 
  Revised Annual Statement 
 Per Award September, 2007  
 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 (20%)	\$154,465.00	\$155,397.00		
3	1408 Management Improvements	\$85,500.00	\$80,500.00		
4	1410 Administration (10%)	\$77,233.00	77,699.00		
5	1411 Audit	\$0.00	\$0.00		
6	1415 Liquidated Damages	\$0.00	\$0.00		
7	1430 Fees and Costs	\$5,000.00	\$5,000.00		
8	1440 Site Acquisition	\$0.00	\$0.00		
9	1450 Site Improvement	\$7,000.00	\$7,000.00		
10	1460 Dwelling Structures	\$484,719.00	\$414,719.00		
11	1465.1 Dwelling Equipment—Nonexpendable	\$14,665.00	\$14,665.00		
12	1470 Non-dwelling Structures	\$5,000.00	\$5,000.00		
13	1475 Non-dwelling Equipment	\$15,000.00	\$15,000.00		
14	1485 Demolition	\$0.00	\$0.00		
15	1490 Replacement Reserve	\$0.00	\$0.00		
16	1492 Moving to Work Demonstration	\$0.00	\$0.00		
17	1495.1 Relocation Costs	\$0.00	\$0.00		
18	1499 Development Activities	\$0.00	\$0.00		
19	1501 Collateralization or Debt Service	\$0.00	\$0.00		
20	1502 Contingency (8%)	\$0.00	\$2,007.00		
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$848,582.00	\$776,987.00		
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00		
23	Amount of line 21 Related to Section 504 compliance	\$4,500.00	\$4,500.00		
24	Amount of line 21 Related to Security – Soft Costs	\$0.00	\$0.00		
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00	\$0.00		
26	Amount of line 21 Related to Energy Conservation Measures				



# 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		<b>Grant Type and Number</b> Capital Fund Program Grant No: IN36P00750107 Replacement Housing Factor Grant No: n/a				<b>Federal FY of Grant:</b>  <b>2007</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	(504) Dwelling Equipment	1465		\$2,500.00	\$2,500.00			
	Refrigerators (30)	1465		\$8,100.00	\$8,100.00			
	Stoves (16)	1465		\$4,065.00	\$4,065.00			
	Computer Hardware	1475		\$5,000.00	\$5,000.00			
	Phone System/Time Clock	1475		\$10,000.00	\$10,000.00			
Fees and Costs	Fees & Costs	1430		\$5,000.00	\$5,000.00			
	Contingency	1502			\$2,007.00			
	Operations	1406		\$154,465.00	\$155,397.00			
	<b>Totals</b>			<b>\$848,582.00</b>	<b>\$776,987.00</b>			



**ATTACHMENT J**

**in007j01**

**CAPITAL FUND PROGRAM  
GRANT #IN36P00750106  
PERFORMANCE AND EVALUATION REPORT  
for the period ending June 30, 2007**

## CAPITAL FUND PROGRAM

### Annual Statement/Performance and Evaluation Report

**ATTACHMENT J**

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

<b>PHA Name: Kokomo Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: IN36P00750106 Replacement Housing Factor Grant No: n/a	Federal FY of Grant: <b>2006</b>
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Original Annual Statement  
  Reserve for Disasters/ Emergencies  
  Revised Annual Statement **Revision 3, October 31, 2006**  
 Performance and Evaluation Report for Period Ending: 6/30/2007  
  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	<b>\$93,722.00</b>	<b>\$93,722.00</b>	<b>\$93,722.00</b>
3	1408 Management Improvements	\$55,500.00	\$55,500.00	<b>\$705.00</b>	<b>\$705.00</b>
4	1410 Administration	\$77,233.00	\$77,233.00	\$0.00	\$0.00
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	\$15,000.00	\$15,000.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$64,000.00	<b>\$80,081.00</b>	<b>\$43,552.20</b>	<b>\$43,552.20</b>
10	1460 Dwelling Structures	\$352,000.00	<b>\$327,357.00</b>	<b>\$178,586.80</b>	<b>\$170,508.80</b>
11	1465.1 Dwelling Equipment—Nonexpendable	\$61,665.00	\$61,665.00	\$7,225.00	\$7,225.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$52,000.00	\$52,000.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$3,182.00	<b>\$32,585.00</b>	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$772,325.00	\$795,143.00	\$323,791.00	\$315,713.00
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00		
23	Amount of line 21 Related to Section 504 compliance	\$4,500.00	\$4,500.00		
24	Amount of line 21 Related to Security – Soft Costs	\$0.00	\$0.00		
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00	\$0.00		
26	Amount of line 21 Related to Energy Measures		\$0.00		
			\$0.00		

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

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750106 Replacement Housing Factor Grant No: n/a				Federal FY of Grant:  <b>2006</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Garden Square IN007001	Landscaping/Tree Trimming	1450		\$10,000.00	\$9725.00			
	Storm Door Replace. II/IV	1460		\$1,000.00	\$1,000.00			Moved from 2005
	Convert Gas to Electric II/VI	1460		\$5,000.00	\$5,000.00	\$3,850.00		
Dunbar Court IN007002	Landscaping/Tree Trimming	1450		\$5,000.00	\$5,000.00			
Terrace Tower IN007003	Roof Replacement/Exhaust fans/Replace motors (10)	1460		\$100,000.00	\$100,000.00	\$2,638.00	\$2,638.00	
	Paint corridors/Interior Apts. II/III	1460		\$4,000.00	\$4,000.00	\$112.80	\$112.80	
	Landscaping/Tree Trimming	1450		\$5,000.00	\$5,000.00	\$530.45	\$530.45	
Central Maint. IN007003	None			\$0.00	\$0.00			
Civic Ctr Tower IN007004	Heat Pumps	1465	20	\$15,000.00	\$15,000.00			
	Replace Water Softeners	1465	1	\$10,000.00	\$10,000.00			
	Cooling Tower Upgrades	1465		\$2,000.00	\$2,000.00			
	Replace Fire Pump	1465		\$20,000.00	\$20,000.00			
	Paint Corridors/Interior Apts. II/III	1460		\$10,000.00	\$10,000.00			
	Landscaping/Tree Trimming	1450		\$5,000.00	\$5,000.00	\$3,151.57	\$3,151.57	
Pine Valley/IN007005	Landscaping/Tree Trimming	1450		\$3,000.00	\$3,575.00	\$3,575.00	\$3,575.00	
	Windows/siding/landscaping III/IV	1460		\$188,000.00	\$159,091.00	\$150,963.00	\$142,885.00	CO \$5,091 Siding
	Fence Repair/Patio Repair-concrete replace Phase III/III	1450		\$15,000.00	\$35,781.00	\$35,781.00	\$35,781.00	Completed
Scattered Sites/IN007007	Roof Repair/Replacement	1460		\$4,000.00	\$4,000.00			
	Flooring (1) house	1460		\$2,000.00	\$2,000.00			
	Furnace (1)	1460		\$1,500.00	\$1,500.00			
	Window Replacement (1)	1460		\$5,000.00	\$8,600.00	\$8,546.00	\$8,546.00	900 S. Jay 300 Oakmont
	Siding Replacement (1)	1460		\$5,000.00	\$12,000.00	\$11,661.00	\$11,661.00	900 S. Jay
	Driveway/Sidewalk	1450		\$6,000.00	\$5,000.00			Conting .
	Replace Kitchen Cabinets	1460		\$6,000.00	\$3,000.00			Contingency
	Fence Repair/Replacement	1450		\$2,000.00	\$2,000.00			

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

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750106 Replacement Housing Factor Grant No: n/a			Federal FY of Grant:  <b>2006</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Landscaping/Tree Trimming	1450		\$2,000.00	\$2,000.00			
Scattered Sites/IN007008	Roof Replacement	1460		\$4,000.00	\$4,000.00			
	Flooring (1) house	1460		\$2,000.00	\$2,000.00			
	Furnace Replacement	1460		\$1,500.00	\$1,500.00			
	Window Replacement (1)	1460		\$5,000.00	\$4,666.00	<b>\$4,666.00</b>	\$4,666.00	<b>2009 Corvette</b>
	Kitchen Cabinets	1460		\$6,000.00	\$3,000.00			
	Driveway/Sidewalk	1450		\$4,000.00	\$2,000.00			
	Fence Repair/Replacement	1450		\$2,000.00	\$2,000.00			
	Landscaping/Tree Trimming	1450		\$2,000.00	\$2,000.00			
Superior St./IN007009	Landscaping/Tree Trimming	1450		\$3,000.00	\$1,000.00	\$514.18	\$514.18	
PHA-Wide	Security Local Law Enforce.	1408		\$35,000.00	\$35,000.00			
Management Improve.	Staff Professional Dev.	1408		\$10,000.00	\$10,000.00			
	Resident Training	1408		\$5,000.00	\$5,000.00			
	Computer Software	1408		\$5,000.00	\$5,000.00	<b>\$705.00</b>	<b>\$705.00</b>	
	KHIDS	1408		\$500.00	\$500.00			
Administration	Admin Salaries	1410		\$56,458.00	\$56,458.00			
	Benefits	1410		\$20,275.00	\$20,275.00			
	Sundries	1410		\$500.00	\$500.00			
	(504) Dwelling Structures	1460		\$2,000.00	\$2,000.00			
	(504) Dwelling Equipment	1465		\$2,500.00	\$2,500.00			
	Refrigerators (30)	1465		\$8,100.00	\$8,100.00	\$5,097.50	\$5,097.50	
	Stoves (16)	1465		\$4,065.00	\$4,065.00	\$2,127.50	\$2,127.50	
	Computer Hardware	1475		\$50,000.00	\$50,000.00			
	Copiers/Laminator	1475		\$2,000.00	\$2,000.00			
Fees and Costs	Fees & Costs	1430		\$15,000.00	\$15,000.00			
	Contingency	1502		\$3,182.00	<b>\$32,585.00</b>			
	Operations	1406		<b>\$91,745.00</b>	<b>\$93,722.00</b>	<b>\$93,722.00</b>	<b>\$93,722.00</b>	
	Totals			\$772,325.00	\$795,143.00	\$323,791.00	\$315,713.00	

**ATTACHMENT K**

**in007j01**

**CAPITAL FUND PROGRAM  
GRANT #IN36P00750105  
PERFORMANCE AND EVALUATION REPORT  
for the period ending June 30, 2007**

**CAPITAL FUND PROGRAM**

Annual Statement/Performance and Evaluation Report

**ATTACHMENT K**

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

PHA Name: Kokomo Housing Authority

Grant Type and Number

Capital Fund Program Grant No: IN36P00750105

Replacement Housing Factor Grant No: N/A

Federal FY of  
Grant:  
2005

Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement Jan 31 2007 – Revision 5

Performance and Evaluation Report for Period Ending 6-30-2007  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		Fund Balance
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	\$95,745.00	\$152,045.00	\$152,045.00	\$152,045.00	\$0.00
3	1408 Management Improvements	\$20,500.00	\$20,189.17	\$15,065.33	\$9,747.27	\$6,281.24
4	1410 Administration	\$80,263.90	\$80,263.90	\$80,263.90	\$74,482.66	\$5,781.24
5	1411 Audit	\$0.00	\$0.00			\$0.00
6	1415 Liquidated Damages	\$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
9	1450 Site Improvement	\$41,500.00	\$73,373.00	\$40,786.97	\$40,786.97	\$0.00
10	1460 Dwelling Structures	\$492,531.00	\$407,572.64	\$269,797.64	\$269,797.64	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$35,600.00	\$26,117.30	\$16,450.48	\$16,450.48	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$5,000.00	\$10,310.83	\$10,310.83	\$10,310.83	\$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	\$1,499.10	\$2,767.16			\$0.00
21	Total of Annual Grant	\$802,639.00	\$802,639.00	\$584,720.15	\$573,620.85	\$229,018.15
22	Amount of line 21 Related to LBP Activities	\$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					

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- WideActivities	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	Balance	
Garden Square IN007001	Storm Door Replacement Phase I/IV	1460	175units	\$20,000.00	\$20,000.00			\$20,000.00	
	Fire Suppressors-Range I/III	1465	50	\$10,000.00	\$548.39			\$548.39	Completed
	Convert Gas to Electric	1460		\$20,000.00	\$0.00			\$0.00	
Dunbar Court IN0070002	Parking Lot -Reseal	1450		\$0.00	\$8,000.00	\$1,463.97	\$1,463.97	\$6,536.03	Moved from 2004
	Sidewalk Repair	1450		\$0.00	\$0.00			\$0.00	Moved to 2004
	Re-glaze bathtubs	1460	24 units	\$10,000.00	\$10,000.00			\$10,000.00	Moved to 2005
Terrace Tower IN007003	Balcony Repair Tuck-Pointing	1460		\$25,000.00	\$25,000.00			\$25,000.00	
	Repair Stairwell Masonary	1460		\$5,000.00	\$5,264.21	\$5,264.21	\$5,264.21	\$0.00	Completed
	Replace Plumbing stack-Shut off valves	1460		\$8,000.00	\$8,000.00			\$8,000.00	
	Paint Corridors/Interior Apts Ph I & II	1460	2 Floors	\$20,000.00	\$14,801.61	\$14,801.61	\$14,801.61	\$0.00	Completed
	Building Entrance Doors & Card system	1460		\$20,000.00	\$6,689.64	\$6,689.64	\$6,689.64	\$0.00	Completed
Central Maintenance IN007003	Landscaping	1450		\$2,000.00	\$2,000.00			\$2,000.00	
	Roof-Replacement	1460		\$25,000.00	\$25,000.00			\$25,000.00	
Civic Center Tower IN007004	Paint Corridors/Interior Apts Ph I & II	1460	2 Floors	\$20,000.00	\$10,691.01	\$10,691.01	\$10,691.01	\$0.00	Completed
	Repair Stairwell Masonary	1460		\$6,000.00	\$7,946.53	\$7,946.53	\$7,946.53	\$0.00	Completed
	Building Entrance Doors & Card system	1460		\$12,500.00	\$6,689.64	\$6,689.64	\$6,689.64	\$0.00	Completed
Pine Valley IN007005	Windows/Siding Phase II/IV	1460		\$250,531.00	\$216,990.00	\$216,990.00	\$216,990.00	\$0.00	CO for insulated siding \$15,276.00 & Brick repair \$780.00 Complete
	Fence Repair/Patio Repair-concrete replace/Landscaping II/III	1450		\$15,000.00	\$39,323.00	\$39,323.00	\$39,323.00	\$0.00	Completed
Scattered Sites/IN007007	Landscaping / Tree trimming	1450		\$6,500.00	\$6,500.00			\$6,500.00	
	Driveway/Side walk	1450	2	\$6,000.00	\$6,000.00			\$6,000.00	
	Kitchen cabinet Replacement (2)	1460		\$10,000.00	\$10,000.00	\$725.00	\$725.00	\$9,275.00	817 S. Calumet

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	Balance	
Scattered Sites/IN007007	Roof Replacement (2)	1460	2	\$12,000.00	\$12,000.00			\$12,000.00	
	Furnace Replacement (1)	1460	1	\$1,500.00	\$1,500.00			\$1,500.00	
Scattered Site IN007008	Landscaping/Tree Trimming	1450		\$8,000.00	\$7,550.00			\$7,550.00	
	Driveway/Side walk	1450	2	\$4,000.00	\$4,000.00			\$4,000.00	
	Kitchen cabinet Replacement	1460		\$10,000.00	\$10,000.00			\$10,000.00	
	Roof Replacement (2)	1460		\$12,000.00	\$12,000.00			\$12,000.00	
	Furnace Repaired (2)	1460	1	\$3,000.00	\$3,000.00			\$3,000.00	
Superior Street-In 007009				\$0.00	\$0.00			\$0.00	
PHA- Wide Management Improvements	Staff Professional Dev.	1408		\$10,000.00	\$10,000.00	\$10,000.00	\$4,681.94	\$5,318.06	
	Resident Training	1408		\$5,000.00	\$4,623.84			\$4,623.84	
	KHIDS	1408		\$500.00	\$500.00			\$500.00	
	Administration	Admin Salaries	1410		\$59,418.87	\$64,591.30	\$64,591.30	\$59,711.28	\$4,880.02
	Benefits	1410		\$20,345.03	\$15,644.16	\$15,644.16	\$14,742.94	\$901.22	
	Sundry	1410		\$500.00	\$28.44	\$28.44	\$28.44	\$0.00	
Fees and Costs	Fees & Costs	1430		\$30,000.00	\$30,000.00			\$30,000.00	
	(504) Dwelling Structures	1460		\$2,000.00	\$2,000.00			\$2,000.00	
	(504) Dwelling Equipment	1465		\$2,500.00	\$2,500.00	\$381.57	\$381.57	\$2,118.43	
	Computer Software	1408		\$5,000.00	\$5,065.33	\$5,065.33	\$5,065.33	\$0.00	Completed
	Computer Hardware	1475		\$5,000.00	\$10,310.83	\$10,310.83	\$10,310.83	\$0.00	Completed
	Refrigerators	1465	15	\$8,100.00	\$6,940.00	\$6,940.00	\$6,940.00	\$0.00	Completed
	Ranges (Stock)	1465	40	\$8,000.00	\$9,128.91	\$9,128.91	\$9,128.91	\$0.00	Completed
	Water heater (stock)	1465	35	\$7,000.00	\$7,000.00			\$7,000.00	
Contingency	Contingency	1502		\$1,499.10	\$2,767.16			\$2,767.16	
Operations	Operations	1406		\$95,745.00	\$152,045.00	\$152,045.00	\$152,045.00	\$0.00	
	Totals			\$802,639.00	\$802,639.00	\$584,720.15	\$573,620.85	\$229,018.15	

**ATTACHMENT L**

**In007k01**

**CAPITAL FUND PROGRAM  
GRANT #in36p00750104  
PERFORMANCE AND EVALUATION REPORT  
for the period ending June 30, 2007**

## CAPITAL FUND PROGRAM

Annual Statement/Performance and Evaluation Report				ATTACHMENT L	
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: <b>Kokomo Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: IN36P00750104 Replacement Housing Factor Grant No: n/a		Federal FY of Grant: <b>2004</b>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement July 31, 2006 – Revision 8 September 29, 2006 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 6-30-07 <input type="checkbox"/> Final Performance and Evaluation Report <b>Totally Obligated 8-31-06 – Obligation Date 9-6-06</b>					
	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$0.00	<b>\$66,038.75</b>	<b>\$66,038.75</b>	<b>\$66,038.75</b>
3	1408 Management Improvements	\$110,000.00	\$102,145.00	\$102,145.00	\$102,145.00
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	\$18,511.12
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$31,000.00	<b>\$127,567.50</b>	<b>\$127,567.50</b>	<b>\$124,493.00</b>
10	1460 Dwelling Structures	\$401,031.00	<b>\$332,804.15</b>	<b>\$332,804.15</b>	<b>\$324,695.33</b>
11	1465.1 Dwelling Equipment—Nonexpendable	\$2,500.00	<b>\$26,903.50</b>	<b>\$26,903.50</b>	<b>\$26,903.50</b>
12	1470 Non-dwelling Structures	\$52,000.00	<b>\$73,222.50</b>	<b>\$73,222.50</b>	<b>\$73,222.50</b>
13	1475 Non-dwelling Equipment	\$20,000.00	\$12,252.00	\$12,252.00	\$12,252.00
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	\$10,282.00	<b>\$0.00</b>	<b>\$0.00</b>	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$729,792.00	<b>\$845,176.00</b>	<b>\$845,176.00</b>	<b>\$832,778.80</b>
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	\$4,461.95		
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				

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 Hand Rails/Drains	1460	units	\$35,000.00	\$4,000.00	\$4,000.00	\$941.26	
	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	\$21,929.50	\$21,929.50	\$19,930.00	
	Boiler	1460	1	\$0.00	\$9,079.30	\$9,079.30	\$9,079.30	Completed
	Heating System Upgrades (Vacuum Pump/Steam Trap Cartridge Replacement for 900 Radiators FAL) Phase 2	1460		\$0.00	\$13,792.32	\$13,792.32	\$12,822.24	Phase 2 of line item from 2003
Dunbar Court IN007002	Landscaping	1450		\$7,000.00	\$24,246.00	\$24,246.00	\$24,246.00	
	Fencing/Sidewalk Repair	1450		\$0.00	\$11,135.00	\$11,135.00	\$11,135.00	Moved from 2005
	Parking Lot (moved to 2005)				\$0.00			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	\$4,402.00	\$4,402.00	\$4,402.00	Completed
Central Maintenance IN007003	Increase storage space/	1470		\$15,000.00	\$67,835.50	\$67,835.50	\$67,835.50	Moved \$500 from 2003A CO \$310/CO \$2,465 \$10K for AV
	Upgrade Board Rm./Lunch Rm./AV							
	Chairs for Board Rm (Org. Included in Upgrade but incorrect acct. allocation)	1475		\$0.00	\$3,753.00	\$3,753.00	\$3,753.00	
	Repave Parking Lot	1450		\$25,000.00	\$25,495.00	\$25,495.00	\$24,420.00	
	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
	Landscaping	1450		\$2,000.00	\$0.00	\$0.00	\$0.00	
	Tree Trimming	1450		\$1,000.00	\$375.00	\$375.00	\$375.00	Completed
	Washers/Dryers	1465		\$0.00	\$3,689.00	\$3,689.00	\$3,689.00	Completed
Pine Valley IN007005	Windows/Siding/Fence/Patio Repairs (Phase I of IV)	1460		\$243,531.00	\$189,840.00	\$189,840.00	\$189,840.00	Adjusted to reflect contract
	Landscaping	1450		\$15,000.00	\$38,353.00	\$38,353.00	\$38,353.00	

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Kokomo Housing Authority			Grant Type and Number Capital Fund Program Grant No: 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	
Scattered Sites/IN007007	Roof Replacement/Repair (1)	1460	1	\$18,000.00	\$4,955.00	\$4,955.00	\$4,955.00	718 Witherspoon
	Flooring	1460	1	\$2,000.00	\$2,560.55	\$2,560.55	\$2,560.55	718 Witherspoon
	Furnace Replacement (2)	1460	2	\$2,950.00	\$3,739.00	\$3,739.00	\$3,739.00	1622 Columbus
	Window Replacement (1)	1460	2	\$5,000.00	\$319.11	\$319.11	\$319.11	718 Witherspoon
	Revitalization	1460	2	0	\$23,034.32	\$23,034.32	\$23,034.32	1622 Columbus-
	Landscaping/Tree Trimming	1450	1	0	\$740.00	\$740.00	\$740.00	1212 Maplewood
	Fence Replacement/Repair 2413 Country Club Lane	1450	1	0	\$1,799.00	\$1,799.00	\$1,799.00	Moved from 2006
Scattered Sites/IN 007008  (Should have been 7008 not 7007)	Roof Replacement (1)	1460	1	\$18,000.00	\$4,080.00	\$4,080.00		
	Flooring (1) house	1460	1	\$2,000.00	\$1,045.00	\$1,045.00	\$1,045.00	2507 N. Bell
	Furnace Replacement (3)	1460	3	\$2,550.00	\$4,416.40	\$4,416.40	\$4,416.40	1818 Columbus 1924 Madison 2009 Corvette
	Siding Replacement (1)	1460	1	\$5,000.00	\$0.00	\$0.00	\$0.00	1520 Gleneagles
	Window Replacement (1)	1460	1	\$5,000.00	\$0.00	\$0.00	\$0.00	2009 Corvette
Superior Street IN007009	Landscaping/Tree Trimming	1450		\$1,000.00	\$0.00	\$0.00	\$0.00	
PHA-Wide  Management Improvements	Security by Local Law Enforcement	1408		\$85,000.00	\$80,000.00	\$80,000.00	\$80,000.00	
	Staff Professional Dev.	1408		\$10,000.00	\$11,679.14	\$11,679.14	\$11,679.14	
	Resident Training	1408		\$5,000.00	\$0.00	\$0.00	\$0.00	Transfer computer training
	Computer Training	1408		\$5,000.00	\$5,320.86	\$5,320.86	\$5,320.86	Completed
	Computer Software	1408		\$5,000.00	\$5,070.00	\$5,070.00	\$5,070.00	Completed
	KHIDS	1408		\$0.00	\$75.00	\$75.00	\$75.00	Completed
Administration	Admin Salaries	1410		\$52,379.00	\$64,163.21	\$64,163.21	\$64,163.21	Completed

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	
	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	\$18,511.12	
	(504) Dwelling Structures	1460		\$2,000.00	\$1,769.45	\$1,769.45	\$1,769.45	Completed
	(504) Dwelling Equipment	1465		\$2,500.00	\$2,692.50	\$2,692.50	\$2,692.50	Completed
	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	\$0.00	\$0.00	Moved to 2003
	Refrigerators	1465	30	\$0.00	\$10,615.00	\$10,615.00	\$10,615.00	Completed
	Stoves/Range Hoods	1465	34	\$0.00	\$5,505.00	\$5,505.00	\$5,505.00	Completed
Contingency	Contingency	1502		\$10,282.00	\$0.00	\$0.00	\$0.00	Allocated
	Operations	1406		0	\$66,038.75	\$66,038.75	\$66,038.75	
	Totals			\$729,792.00	\$845,176.00	\$845,176.00	\$832,778.80	