

9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p>
9.1	<p>Strategy for Addressing Housing 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. Attached</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>Substantial deviation/modification is one which is not listed or is not a subset of items contained on either the Five Year Action Plan (50075.2) or on a current Capital Fund Budget.</p> <p>Significant amendment is the one which completely alters the previous policy on items affecting resident’s safety, decent housing, or financial well being.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office._</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that **approved and/or pending** demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a 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. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

Annual Statement / Performance and Evaluation Report

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

PHA Name: **The Housing Authority of the City of New Albany, Indiana**
 Grant Type and Number: **Capital Fund Program Grant No: IN36P01250105**
 Replacement Housing Factor Grant No: **2005**
 Federal FY of Grant: **2005**

Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Program Year Ending **12/31/2008** Final Performance and Evaluation Report
 Revised Annual Statement (revision no. **Y4**)

Line No.	Summary by Development Account	Original	Revised	Obligated	Total Actual Cost	Expended
1	Total Non-CGP Funds					
2	1406 Operations	253,694.70	523,431.70	523,431.70	523,431.70	523,431.70
3	1408 Management Improvements	116,976.00	185,976.00	185,976.00	149,120.82	149,120.82
4	1410 Administration	88,866.30	136,866.30	136,866.30	83,000.00	83,000.00
5	1411 Audit	8,000.00	11,000.00	11,000.00	11,000.00	11,000.00
6	1415 Liquidated Damages	-	-	-	-	-
7	1430 Fees and Costs	-	98,000.00	98,000.00	98,000.00	98,000.00
8	1440 Site Acquisition	-	-	-	-	-
9	1450 Site Improvement	132,200.00	126,000.00	126,000.00	126,000.00	126,000.00
10	1460 Dwelling Structures	1,004,368.00	480,000.00	480,000.00	233,561.10	233,561.10
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-	-
12	1470 Nondwelling Structures	21,169.00	-	-	-	-
13	1475 Nondwelling Equipment	66,024.00	130,024.00	106,000.00	92,024.00	92,024.00
14	1485 Demolition	-	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-	-
18	1499 Development Activities	-	-	-	-	-
19	1501 Collateralization or Debt Service	-	-	-	-	-
20	1502 Contingency	-	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 1,691,298.00	\$ 1,691,298.00	\$ 1,667,274.00	\$ 1,316,137.62	\$ 1,316,137.62
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 Conversation 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: The Housing Authority of the City of New Albany Indiana		Grant Type and Number Capital Fund Program Grant No: IN36P01250105 Replacement Housing Factor Grant I		Federal FY of Grant: 2005		Status of Work	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
HA-Wide	Operations	1406.00	253,694.70	277,731.70	277,731.70	277,731.70	
HA-Wide	Operations-Funged from Capital funds 106 per QWRHA	1406.00	-	245,700.00	245,700.00	245,700.00	
	provisions for same						
HA-Wide	FSS	1408.00	15,000.00	80,000.00	80,000.00	55,120.82	
HA-Wide	Parks Partnership	1408.00	-	-	-	-	
HA-Wide	Technology	1408.00	90,000.00	90,000.00	90,000.00	90,000.00	
HA-Wide	General Site Improvement	1450.00	50,000.00	-	-	-	
HA-Wide	Administration	1410.00	53,866.30	53,866.30	53,866.30	-	
HA-Wide	Audit	1411.00	8,000.00	11,000.00	11,000.00	11,000.00	
HA-Wide	Parks Salary	1410.00	35,000.00	35,000.00	35,000.00	35,000.00	
12-1	Sidewalk Repair	1460.00	25,000.00	-	-	-	
	Paving	1450.00	-	126,000.00	126,000.00	126,000.00	
12-1	Entrance Doors	1460.00	3,200.00	-	-	-	
Site Wide	Fleet Replacement	1475.00	66,024.00	104,024.00	80,000.00	66,024.00	
Site Wide	Asset management & consulting	1408.00	11,976.00	11,976.00	11,976.00	11,976.00	
Site Wide	Force Account Vinyl & Electric	1460.00	280,000.00	280,000.00	280,000.00	180,765.53	
Site Wide	Dues & Publications	1408.00	4,000.00	4,000.00	4,000.00	4,000.00	
Site Wide	Training	1410.00	48,000.00	48,000.00	48,000.00	48,000.00	
Site-Wide	A & E (Bathroom & HVAC)	1430.00	98,000.00	98,000.00	98,000.00	98,000.00	
12-10	HVAC (Chiller Replacment)	1460.00	200,000.00	200,000.00	200,000.00	52,795.57	
Site-Wide	Copier Replacement	1475.00	26,000.00	26,000.00	26,000.00	26,000.00	
12-1	Bathroom Upgrade	1460.00	15,276.00	-	-	-	
Note: NAHA is exercising fungibility provisions under our Five Year Capital Fund Plan to move Operations (1406) from Phase 125106 to PHAS 125105							

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

PHA Name: **The Housing Authority of the City of New Albany Indiana**
 Grant Type and Number: **Capital Fund Program Grant No: IN36P01250105**
 Replacement Housing Factor Grant: **0**
 Federal FY of Grant: **2005**

Development Number	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	
12-2	Bathroom Upgrade	1460.00		8,723.00	-	-		
	Entrance Doors	1460.00		7,200.00	-	-		
12-3	Wall Damage	1460.00		93,325.00	-	-		
	Bathroom Upgrade	1460.00		272,160.00	-	-		
	Storage Shelves	1460.00		26,250.00	-	-		
12-4	Floor Tiles	1460.00		46,284.00	-	-		
	Soffit/Gutter/Fascia	1460.00		5,300.00	-	-		
	Bathroom Upgrade	1460.00		96,000.00	-	-		
12-5	Bathroom Upgrade	1460.00		90,300.00	-	-		
	Sidewalks Replaced	1450.00		31,200.00	-	-		
	Vanities/Mirrors	1460.00		5,850.00	-	-		
	Gutter/Fascia	1460.00		60,000.00	-	-		
12-6	Bathroom Upgrade	1460.00		25,000.00	-	-		
	Intercom	1460.00		30,000.00	-	-		
	Entrance Doors	1460.00		10,000.00	-	-		
12-7	Storage Shelves	1460.00		9,000.00	-	-		
12-8	Basketball Court	1470.00		15,000.00	-	-		
	Sidewalk Repair	1450.00		23,000.00	-	-		
	Stair Repair	1460.00		5,000.00	-	-		
	Closet Doors	1460.00		36,000.00	-	-		
	Screen Door Renovation	1460.00		24,000.00	-	-		
	Gutter Repair	1460.00		4,000.00	-	-		
	Paving	1450.00		25,000.00	-	-		

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

PHA Name: **The Housing Authority of the City of New Albany, Indiana**
 Grant Type and Number: **Capital Fund Program Grant No: IN36P01250106**
 Replacement Housing Factor Grant No: **2006**

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no. **24-Apr-07**)
 Performance and Evaluation Report for Program Year Ending **12/31/2008** Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	294,093.00	-	-	-
3	1408 Management Improvements	165,000.00	140,000.00	90,589.42	90,589.42
4	1410 Administration	160,000.00	111,000.00	38,199.60	38,199.60
5	1411 Audit	4,000.00	8,000.00	3,970.00	3,970.00
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	56,000.00	91,000.00	26,604.64	26,604.64
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	1,007,297.00	1,336,390.00	1,336,390.00	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	-	-	-	-
19	1501 Collateralization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 1,686,390.00	\$ 1,686,390.00	\$ 1,495,753.66	\$ 159,363.66
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 Conversation 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: The Housing Authority of the City of New Albany Indiana		Grant Type and Number Capital Fund Program Grant No: IN36P01250106 Replacement Housing Factor Grant I		Federal FY of Grant: 2006		Status of Work		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406.00	294,093.00					
HA-Wide	FSS	1408.00	27,000.00	27,000.00		35.97	35.97	
HA-Wide	Parks Partnership	1408.00	8,000.00	8,000.00		8,000.00	8,000.00	
HA-Wide	Technology	1408.00	75,000.00	75,000.00		52,553.45	52,553.45	
HA-Wide	A&E	1430.00	56,000.00	91,000.00		26,604.64	26,604.64	
COCC	Administration	1410.00	160,000.00	66,000.00		1,750.76	1,750.76	
HA-Wide	Audit	1411.00	4,000.00	8,000.00		3,970.00	3,970.00	
HA-Wide	Parks Salary	1408.00	30,000.00	30,000.00		30,000.00	30,000.00	
HA-Wide	Bathroom Renovation	1460.00		1,336,390.00		1,336,390.00		
HA-Wide	Training	1410.00		45,000.00		36,448.84	36,448.84	
12-1	Bathroom upgrade	1460.00		62,000.00				
12-2	Bathroom upgrade	1460.00		36,000.00				
12-3	Bathroom Upgrade	1460.00		492,297.00				
12-4	Bathroom upgrade	1460.00		78,000.00				
12-5	Bathroom upgrade	1460.00		128,000.00				
12-6	Bathroom upgrade	1460.00		25,000.00				
12-6	Elevator upgrde (ADA)	1460.00		12,000.00				
12-7	Elevator upgrde (ADA)	1460.00		40,000.00				
12-8	Bathroom Upgrade	1460.00		15,000.00				
12-8	Electrical Upgrade	1460.00		16,000.00				
12-10	Elevator upgrde (ADA)	1460.00		25,000.00				
12-10	Replace Fire Alarm System	1460.00		78,000.00				

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

PHA Name: **The Housing Authority of the City of New Albany, Indiana**
 Grant Type and Number: **Capital Fund Program Grant No: IN36P01250107**
 Replacement Housing Factor Grant No: **2007**
 Federal FY of Grant: **2007**

Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Program Year Ending **12/31/2008** Revised Annual Statement (revision no.)
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	294,093.00	-	-	-
3	1408 Management Improvements	150,000.00	18,938.17	#REF!	18,938.17
4	1410 Administration	160,000.00	-	-	-
5	1411 Audit	8,000.00	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	56,000.00	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	999,726.00	-	82,014.20	82,014.20
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	-	-	-	-
19	1501 Collateralization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 1,667,819.00	\$ 18,938.17	#REF!	\$ 100,952.37
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 Conversation Measures	-	-	-	-

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

PHA Name: **The Housing Authority of the City of New Albany, Indiana**
 Grant Type and Number: **Capital Fund Program Grant No: IN36PO1250108**
 Replacement Housing Factor Grant No: **2008**
 Federal FY of Grant: **2008**

Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Program Year Ending **1, June 26, 2008**
 Revised Annual Statement (revision no. **1, June 26, 2008**)
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost		
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	270,000.00	-	-	-
3	1408 Management Improvements	156,000.00	-	767.00	767.00
4	1410 Administration	160,000.00	-	-	-
5	1411 Audit	8,000.00	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	56,000.00	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	1,042,305.00	-	-	-
11	1485.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	-	-	-	-
19	1501 Collateralization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 1,692,305.00	\$ -	\$ 767.00	\$ 767.00
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 Conversation Measures	-	-	-	-

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary						
PHA Name/Number New Albany HA IN012		Locality City of New Albany, Floyd Co., Indiana			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	1,066,000	1,066,000	1,066,000	1,066,000
C.	Management Improvements		156,000	156,000	156,000	156,000
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		160,000	160,000	160,000	160,000
F.	Other					
G.	Operations		270,000	270,000	270,000	270,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		1,692,000	1,692,000	1,692,000	1,692,000
L.	Total Non-CFP Funds					
M.	Grand Total					

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary (Continuation)						
PHA Name/Number			Locality (City/county & State)		<input type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 2012	Work Statement for Year 4 FF2013	Work Statement for Year 5 FFY 2014
	I	Annual Statement				

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year: 3 FFY2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IN012000001	236	285,320	IN012000003	42	300,000
Annual Statement	Bathroom Renovation Beechwood/Riverside			Bathroom Renovation Parkview/Broadmead		
	IN012000003	400	733,688	IN012000001	12	37,800
	Bathroom Renovation Parkview/Broadmead			Door Repair		
	IN012000002	1	7,000	IN012000002	10	22,950
	Removal of tank			Door Repair		
	IN012000001	5	15,000	Laundry room rehab Parkview Towers	1	40,000
	Roof Repair					
	IN012000002	3	9,000	IN012000003	28	74,250
	Roof Repair			Door Repair		
	IN012000003	12	16,000	IN012000004	2	80,000
	Roof Repair			Laundry room rehab Riverview/Elrod Towers		
	Subtotal of Estimated Cost		\$1,066,000	Subtotal of Estimated Cost		\$ Continued next page

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year: 4 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IN012000001	12	45,000	IN012000001	60	138,000
Annual	Roof Repair			IN012000002		
Statement				IN012000003		
	IN012000002	4	16,000	Wall and Ceiling Replaced		
	Roof Repair	400				
				IN012000003	46	10,000
	IN012000003		74,000	Curb Cuts		
	Roof Repair					
				IN012000001	150	15,000
	IN012000003	45	175,000	IN012000002		
	Electrical Upgrades			IN012000003		
				Lock Replacement		
	IN012000001	150	114,000			
	Door Repair			IN012000001	3	35,000
				IN012000002		
	IN012000002	75	70,000	IN012000003		
	Door Repair			Landscaping		
	IN012000003	300	225,000			
	Door Repair					
	Subtotal of Estimated Cost		Continued	Subtotal of Estimated Cost		\$ Continued next page

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013 f			Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IN012000001	150	15,000	IN012000001	15	45,000
Annual	IN012000002			IN012000003	40	90,000
Statement	IN012000003					
	Range hoods Replaced			IN012000001	100	409,000
				IN012000002	20	
	IN012000001	400	140,000	IN012000003	500	
	IN012000002			Doors Replaced		
	IN012000003					
	IN012000004			IN012000001	200	20,000
	Stove/Refrig Replaced			IN012000002		
				IN012000003		
				Range hoods Replaced		
				IN012000003	45	175,000
				Electrical Upgrades		
				IN012000001	4	45,000
				IN012000003		
				Vehicle Replacemnt		
	Subtotal of Estimated Cost		\$1,066,000	Subtotal of Estimated Cost		\$ Continued next page

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY 2011		Work Statement for Year: 3 FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	IN012000001, 2, 3, 4	270,000	IN012000001, 2, 3, 4	270,000
Annual	1406 tions		1406 tions	
Statement	IN012000001, 2, 3, 4	18,000	IN012000001, 2, 3, 4	18,000
	1408 FSS		1408 FSS	
	IN012000001, 2, 3, 4	28,000	IN012000001, 2, 3, 4	28,000
	1408 Parks		1408 Parks	
	IN012000001, 2, 3, 4	75,000	IN012000001, 2, 3, 4	75,000
	1408 Technology		1408 Technology	
	IN012000001, 2, 3, 4	30,000	IN012000001, 2, 3, 4	30,000
	1408 Training and Travel		1408 Training and Travel	
	IN012000001, 2, 3, 4	5,000	IN012000001, 2, 3, 4	5,000
	Dues & Pubs		Dues & Pubs	
	IN012000001, 2, 3, 4	56,000	IN012000001, 2, 3, 4	56,000
	1430 A&E		1430 A&E	
	COCC	160,000	COCC	160,000
	1410 Administration		1410 Administration	
	IN012000001, 2, 3, 4	8,000	IN012000001, 2, 3, 4	8,000
	1411 Audit		1411 Audit	
	Subtotal of Estimated Cost	\$ 650,000	Subtotal of Estimated Cost	\$ 650,000

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013		Work Statement for Year: 5 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	IN012000001, 2, 3, 4	270,000	IN012000001, 2, 3, 4	270,000
Annual	1406 tions		1406 tions	
Statement	IN012000001, 2, 3, 4	18,000	IN012000001, 2, 3, 4	18,000
	1408 FSS		1408 FSS	
	IN012000001, 2, 3, 4	28,000	IN012000001, 2, 3, 4	28,000
	1408 Parks		1408 Parks	
	IN012000001, 2, 3, 4	75,000	IN012000001, 2, 3, 4	75,000
	1408 Technology		1408 Technology	
	IN012000001, 2, 3, 4	30,000	IN012000001, 2, 3, 4	30,000
	1408 Training and Travel		1408 Training and Travel	
	IN012000001, 2, 3, 4	5,000	IN012000001, 2, 3, 4	5,000
	Dues & Pubs		Dues & Pubs	
	IN012000001, 2, 3, 4	56,000	IN012000001, 2, 3, 4	56,000
	1430 A&E		1430 A&E	
	COCC	160,000	COCC	160,000
	1410 Administration		1410 Administration	
	IN012000001, 2, 3, 4	8,000	IN012000001, 2, 3, 4	8,000
	1411 Audit		1411 Audit	
	Subtotal of Estimated Cost	\$ 650,000	Subtotal of Estimated Cost	\$ 650,000

Table of Contents

Notebook Tab	Section	Description	Submitted document name
Tab 1	---	1.0 <i>PHA Plan Template HUD Form 50075</i>	in012v01
Tab 2	---	5.2 <i>Goals and Objectives for FY 2010-2014</i>	in012e01
Tab 3	---	5.2 <i>Report on Progress on Goals and Objectives for Previous Five Year Plan FY 2005-2009</i>	in012f01
Tab 4	---	6.0 <i>ACOP</i>	
Tab 5	---	6.0 <i>Statement of Financial Resources</i>	in012d01
Tab 6	---	6.0 <i>Maintenance Plan</i>	
Tab 7	---	6.0 <i>Management Plan for Underperforming Properties</i>	
Tab 8	---	6.0 <i>Section 8 Administrative Plan</i>	
Tab 9	---	6.0 <i>FSS Action Plan for Public Housing and Section 8 Residents</i>	
Tab 10	---	6.0 <i>Grievance Procedures</i>	
Tab 11	---	6.0 <i>Community Service Policy</i>	
Tab 12	---	6.0 <i>Crime & Safety Plan</i>	
Tab 13	---	6.0 <i>Pet Policy for Family Units</i> 6.0 <i>Pet Policy for Elderly Units</i>	
Tab 14	---	6.0 <i>FY 2008 Audit</i>	
Tab 15	---	6.0 <i>VAWA</i>	
Tab 16	---	7.0 <i>Homeownership Plan</i>	
Tab 17	---	8.1 <i>Capital Fund Annual Performance & Evaluation for Open Capital Fund Phases 2005, 2006, 2007, 2008 HUD Form 50075.1</i>	in012a01
Tab 18	---	8.2 <i>Capital Fund Five-Year Action Plan HUD Form 50075.2</i>	in012b01
Tab 19	---	9.0 <i>Statement of Housing Needs Strategy for Addressing Housing Needs</i>	in012d01
Tab 20	---	10.0 <i>RAB Comments and Challenged Elements</i>	in012h01
Tab 21	---	Statement of Consistency with Consolidated Plan	in012g01
Table of Contents			in012c01

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input checked="" type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	714		
Extremely low income <=30% AMI	676	94.7%	
Very low income (>30% but <=50% AMI)	33	4.6%	
Low income (>50% but <80% AMI)	5	.7%	
Families with children	472	66%	
Elderly families	54	7.6%	
Families with Disabilities	170	23.8%	
Race/ethnicity Hispanic	2	.3%	
Race/ethnicity Black Amer.			
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	117		
2 BR	245		
3 BR	120		
4 BR	29		
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Section 8 waiting list closed, except for designated housing vouchers.			
If yes:			
How long has it been closed (# of months)? 6 months			
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 Disabled families under the designated housing vouchers.			

(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:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line. NAHA is currently reviewing the high turnover rate at the PHA. We are reviewing the terms of our lease to reduce the ease of breaking a lease with little advance warning.
We are completing performance contract to reduce the total maintenance time required for energy related repairs.
- Reduce turnover time for vacated public housing units.
Have a sizeable waiting list, but units are not available in number and size needed to reduce the turnover time.
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
Unable to reach deconcentration goals under current policies. Implementing Project Based Section 8 vouchers to access units in lower poverty areas.
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
Current participant, seeking input for funding for next five years.

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.

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

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

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing . NAHA currently exceeds 30% target. Will continue to monitor targeting requirements monthly.
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance. NAHA currently exceeds 30% target. Will continue to monitor targeting requirements monthly.
- Adopt rent policies to support and encourage work . NAHA has created preferences for working families.

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. NAHA is creating preferences for working families.
- Adopt rent policies to support and encourage work. NAHA has implemented flat rent policies to encourage and support work. NAHA has implemented FSS escrow account to encourage and support work.

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

- Seek designation of public housing for the elderly .
NAHA has designated Mark Elrod and Riverview Towers as elderly/disabled.
- Apply for special-purpose vouchers targeted to the elderly, should they become available
NAHA currently has 200 designated housing vouchers
- Other: (list below)
 1. NAHA has implemented ROSS elderly/disabled coordinator driven plan.
 2. NAHA qualified for FSS elderly and disabled case manager/coordinator
 3. NAHA is working with the Area Agency on Aging to further develop effective programs to serve elderly and disabled communities within PHA. Currently over 40% of units have elderly or disabled person.

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
NAHA has designated 45 units as housing for disabled families.
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing.
 1. Have completed construction at 7 of 9 public housing sites to date to meet the requirements of Section 504.
 2. Construction is underway to make a totally handicapped accessible central occupancy and administrative building.
 3. Construction is underway to make a handicapped accessible community building at one site.
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
NAHA will continue to apply for special purpose vouchers when they become available.
- Affirmatively market to local non-profit agencies that assist families with disabilities
NAHA will continue to market to local non-profit agencies.

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:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs)

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 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

Statement of Financial Resources

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

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	\$ 3,300,000	
b) Public Housing Capital Fund	\$ 1,800,000	
c) HOPE VI Revitalization	\$ 0	
d) HOPE VI Demolition	\$ 0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$ 2,300,000	
f) Resident Opportunity and Self-Sufficiency Grants	\$ 59,000	
g) Community Development Block Grant	\$ 0	
h) HOME	\$ 0	
Other Federal Grants (list below)		
Section 8 FSS	\$ 42,000	Section 8 FSS Activities
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Funds 103		Capital Needs
Capital Funds 104		Capital Needs
3. Public Housing Dwelling Rental Income	\$ 1,520,000	Operations
4. Other income (list below)		
IMPACT subgrantee	\$ 80,000	FSS Activities
4. Non-federal sources (list below)		
Cable Income	\$2,000	
Total resources		

**Financial Resources:
Planned Sources and Uses**

Sources	Planned \$	Planned Uses

2. Statement of Financial Resources

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
i) Public Housing Operating Fund	\$ 3,100,000	
j) Public Housing Capital Fund	\$ 1,690,000	
k) HOPE VI Revitalization	\$ 0	
l) HOPE VI Demolition	\$ 0	
m) Annual Contributions for Section 8 Tenant-Based Assistance	\$ 2,500,000	
n) Resident Opportunity and Self- Sufficiency Grants	\$ 364,000	
o) Community Development Block Grant	\$ 0	
p) HOME	\$ 0	
Other Federal Grants (list below)	\$ 0	
Section 8 FSS		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Funds 107	\$502,000	Capital Needs
Capital Funds 108	\$520,000	Capital Needs
3. Public Housing Dwelling Rental Income		
	\$ 1,820,000	Operations
4. Other income (list below)		
Horseshoe Foundation Grant	\$ 15,000	FSS Activities
4. Non-federal sources (list below)		
Cable Income	\$2,000	Operations
Roof Space Rental	\$18,000	Operations
Total resources		
	\$10,729,000	

**New Albany Housing Authority
FFY 2010-FFY2014
Agency Strategic Five-Year Plan**

This third Five-Year Strategic Plan analyzes the agency strengths and weaknesses following the implementation of Asset Management during NAHA Fiscal Years 2008 and 2009. Following in-depth conversations with the Board of Commissioners, Community leaders, and Residents, NAHA has revised some of the long term goals of the agency to invest some of the resources on several main items.

This Five Year Plan will concentrate on the following areas:

1. Resident Empowerment
2. Support Service to People and Family Self-Sufficiency
3. Housing: Renovation, Demolition or Disposition
4. Neighborhood Safety and Security
5. Positive Perception of NAHA
6. Organizational/Systems Improvement
7. Financial Stability/growth

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: NAHA will apply in years 1-5 for available vouchers to the limit available measured by # of applications for vouchers. *Staff Responsibility: Finance Department and Section 8 Department*
 - Reduce public housing vacancies: NAHA will reduce vacancy average by 1 units each year for years 1-5. *Staff Responsibility: Occupancy Department and Maintenance Department*
 - Leverage private or other public funds to create additional housing opportunities: *Staff Responsibility: Finance Department*
NAHA will make one application per year for years 1-5 for additional private or public funds to create additional housing opportunities.
 - Other (list below)
Work with the City of New Albany to implement the Neighborhood Stabilization Program during Calendar year 2009 to reduce the number of blighted and vacant properties adjacent to NAHA sites. *Staff Responsibility: Finance Department*

- ☒ PHA Goal: Improve the quality of assisted housing
Objectives:
 - ☒ Improve public housing management: (PHAS score) 87
NAHA will improve PHAS score by one point per year for years 1-5.
Staff Responsibility: All Departments
 - ☒ Continue High-Performer voucher management: (SEMAP score) 100
Staff Responsibility: Section 8 Department and Finance Department
 - ☒ Improve and/or increase the marketability of NAHA properties through increased emphasis on customer satisfaction.
 1. Site managers will provide one strategy for improved performance in the market in each of years 1-5.
 2. Site managers will provide a management improvement plan for use of capital funds during Year 1.
 - ☒ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 1. Will improve the efficiency of occupancy department as a result improved job descriptions and performance goals.
Staff Responsibility: Central Office Cost Center
 2. Will maintain occupancy rate of 97% in years 1-5.

Staff Responsibility: Asset Management Property staff.
 3. Will increase housekeeping inspections by 10% in each of years 1-5.
Staff Responsibility: Occupancy Department
 4. Will promote the use of online application process to reduce Intake Staff data entry
Staff Responsibility: Intake Staff
 1. Will increase the total percentage of applications entered by applicants by 10% in each of years 1-5.
 5. Will reduce tenant accounts receivable by 5% in each of years 1-5
Staff Responsibility: Occupancy Department and Finance Department

6. All staff will become knowledgeable regarding the new PHAS indicators for all departments in public housing during year 1.
Staff Responsibility: All staff
7. Will decrease average vacant unit turnaround average days by 2% in each of years 1-5.
Staff Responsibility: All Staff
8. Will increase the MASS indicator score by 3 points by year 5.
Staff Responsibility: All Departments
9. Will complete deconcentration of all warehouse facilities by end of Year 1.
Staff Responsibility: All Departments
10. Will improve the management of Valley View Court by decreasing annual vacancy months by 5% in each of years 1-5.
Staff Responsibility: AMP 2 Site Staff



Renovate or modernize public housing units:

1. Will complete energy performance contractor selection for renovation and energy conservation with energy and savings corporation (in process) during year 1.
Staff Responsibility: Finance Department
2. Will complete scope of work and initiate construction for performance contracting during year 2.
Staff Responsibility: Finance Department and Maintenance Department
3. Will complete 95% of construction by end of year 3.
Staff Responsibility: Finance Department and Maintenance Department
4. Will use cost savings for additional work by end of year 5.
Staff Responsibility: Finance Department and Maintenance Department
Year 3 Update: Goal deferred to Year 4.



Demolish or dispose of obsolete public housing:

Staff Responsibility: Finance Department, All staff
At the completion of the second full-year of Asset Management, NAHA will review the performance of all properties. Full information is not yet available.

- Provide replacement vouchers as part of effectiveness review in year as needed.
Staff Responsibility: Finance Department

- PHA Goal: Increase assisted housing choices
 Objectives:
 - Provide voucher mobility counseling:
Staff Responsibility: Section 8 Department
 - Conduct outreach efforts to potential voucher landlords
 Will participate in 2 fair housing events and have 1 landlord outreach effort in years 1 through 5.

- Implement voucher homeownership program:
 New homeownership plan is part of this plan. Will be initiated during year 1 of this plan.
Staff Responsibility: Section 8 Department

- Implement public housing or other homeownership programs:
Staff Responsibility: Finance Department and Section 8 Department

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:
Staff Responsibility: Finance Department
This goal is being reviewed pending the published Final Rule Streamlining Public Housing Initiative, Final Rule during 2009.
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 See deconcentration comments above.
Staff Responsibility: Finance Department
 - Implement public housing security improvements:
 1. Will increase remote surveillance activities in years 1 through 5.
Staff Responsibility: Safety and Security Department

2. Will complete plan to have PHA security watch in year 1.
Staff Responsibility: Safety and Security Department
3. Will analyze results of PHA security vs. contract police patrols in year 1.
Staff Responsibility: Safety and Security Department and Finance Department
4. Will continue extra security efforts based on analysis of security patrol in year 2 during year 3.
Staff Responsibility: Safety and Security Department and Finance Department
5. Will continue to implement effective screening for appropriate housing of applicants during years 1 through 5.
Staff Responsibility: Safety and Security Department and Occupancy Department

- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
Staff Responsibility: Finance Department

After review of vacancy rates at sites, Parkview Towers was not re-designated as elderly only, but reverted to mixed population. Riverview Towers was designated as elderly/near elderly due to continuing vacancy problems and need for one-bedroom apartments for near-elderly and disabled residents based on analysis of needs demonstrated by NAHA waiting list analysis.

- Other: (list below)

1. Will make decision regarding possible conversion of public housing units during year 3.
Staff Responsibility: All Staff
2. If needed, will begin conversion process.
Staff Responsibility: All Departments
Year 5 Update: The State of Indiana has terminated the Assisted Living Medicaid Waiver, project is no longer feasible at present.
3. Will complete process of computerized access at all high rises.
Staff Responsibility: Finance Department and Maintenance Department
4. Will provide amenities to 5% of housing units each year during years 1 through 5.
Staff Responsibility: All Staff

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:
Staff Responsibility: Family Self Sufficiency and Supportive Services
1. Will increase % of employed persons in assisted families by 2% in each of years 1 through 5.

Provide or attract supportive services to improve assistance recipients' employability:
Will seek out 1 additional supportive service in each of years 1 through 5.
Staff Responsibility: Family Self Sufficiency and Supportive Services

Provide or attract supportive services to increase independence for the elderly or families with disabilities.
1. Will provide a community service brochure for each elderly/disabled person residing in public housing.
Staff Responsibility: Family Self Sufficiency and Supportive Services
2. Will seek 2 additional partnerships by year 5.
Staff Responsibility: Family Self Sufficiency and Supportive Services
3. Will apply for additional grant funding when available in years 1 through 5.

Staff Responsibility: Contractor or inhouse staff

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:

Will participate annually in Fair Housing Fair and/or participate in training annually to insure all staff are aware of responsibility in enforcing Fair Housing requirements.

Staff Responsibility: All Staff

- 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:
 1. Will market PHAs mobility-impaired, vision-impaired, and hearing-impaired units.
Staff Responsibility: AMP managers
 2. Will market to Hispanic community more aggressively since it is the fastest growing ethnic group in Southern Indiana.
Staff Responsibility: AMP managers
 3. Will continue to participate in ethnic and minority outreach symposia, fairs, consortia.
Staff Responsibility: All Staff

- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
Have completed large number of ADA compliant units. Will conduct outreach efforts during years 1 through 5.
Staff Responsibility: All Departments
Year 2-5 Update: Outreach is ongoing.

Other PHA Goals and Objectives: (list below)

To Improve the overall management strategies of New Albany Housing Authority.

- Improve the purchase order system by requiring mandatory purchase orders for all goods and services.
Staff Responsibility: Finance Department
- Review and improve communication technology systems within NAHA. Annual provide technology plan to all staff for review and comments.
Staff Responsibility: Finance Department
- Implement enhanced attendance system to complement PTO policy during year 1.

Staff Responsibility: Finance Department and Human Resources

- Improve the reporting function of all departments to increase the ability to track and analyze department functions. Each department will present a management plan to improve key indicators in HUD Form 5834 when release.

Staff Responsibility: All Departments

- Develop a safety program residents of NAHA.
Staff Responsibility: Safety and Security Department, Occupancy Department, and Resident Initiatives Department

- Improve the system of costing maintenance jobs during Year 1.
Staff Responsibility: Finance Department and AMP managers.

- Continue to develop enhanced personnel policies and procedures manual
Staff Responsibility: Human Resources

- Develop a procedures for systematic management and reporting for all departments when Final PHAS rule is released
Staff Responsibility: All Departments

- Increase accountability for all staff: Directors, Coordinators, Line staff. During Calendar Year 2009, NAHA will release a Request for Proposal for a comprehensive independent assessment of salaries, benefits, organizational policies, job descriptions, and staffing ratios.
Staff Responsibility: Central Office Cost Center

To improve the overall positive perception of New Albany Housing Authority.

- Develop Community Outreach presentations that demonstrate the functions of New Albany Housing Authority and each of its departments
Staff Responsibility: All Departments

- Develop outreach articles and newsletters to present a picture of NAHA as an agency striving to improve
Staff Responsibility: Human Resources and Communications Department

- Develop a safety program for residents of NAHA.
Staff Responsibility: Maintenance Department and Human Resources and Communications Department

- ☒ Develop an agency wide customer friendly attitude through annual customer service training and/or awareness day.

Staff Responsibility: All Departments

- ☒ Develop programs for special at-risk populations by submitting proposals for grant funding or creating partnerships to assist at-risk populations on an annual basis.

Staff Responsibility: Family Self Sufficiency and Supportive Services Department

**New Albany Housing Authority
FFY 2005-FFY2009
Report Fifth Year Activities (Agency Fiscal Year 2009
Strategic Plan**

This second five year plan builds on those strengths and weaknesses identified in the first five year plan. The first plan (Federal Fiscal Years 2000-2004) was ambitious, and perhaps overly ambitious. The four areas of focus were: People, Home, Neighborhood, and Community.

This Five Year Plan will concentrate on the following areas:

1. Resident Empowerment
2. Support Service to People and Family Self-Sufficiency
3. Housing: Renovation
4. Neighborhood Safety and Security
5. Positive Perception of NAHA
6. Organizational/Systems Improvement
7. Financial Stability/growth

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: NAHA will apply in years 1-5 for available vouchers to the limit available measured by # of applications for vouchers. *Staff Responsibility: Finance Department and Section 8 Department*

Year 3 Update: Not available during year 3.

Year 4 Update: Not available during year 4.

Year 5 Update: Not available during year 5.

Reduce public housing vacancies: NAHA will reduce vacancy average by 8 units each year for years 1-5.

Staff Responsibility: Occupancy Department and Maintenance Department

During Year 3 NAHA reduced vacancy average from 143 vacant units per month to an average of 93 vacant units per month, a decrease of an average of 50 units per month.

During Year 4 NAHA reduced vacance average from 93 units per month to an average of 21 vacant units per month, a decrease of 72 vacancies per month. This exceed the standard for the five year period.

During Year 5 reduced vacancy average from 21`vacant units per month to 16 vacant units per month, for an annualized vacancy rate of 1.5% vacancies.

- ☒ Leverage private or other public funds to create additional housing opportunities:

Staff Responsibility: Finance Department

NAHA will make one application per year for years 1-5 for additional private or public funds to create additional housing opportunities.

During year 2 NAHA received one \$15,000 grant from the Caesar's Foundation to upgrade 40 individual houses at the Valley View Court subdivision to meet HQS standards.

During year 3 NAHA awarded 40 project based Section 8 vouchers to Valley View Court. This increased the rental income by over 200%, stabilized the financial situation and has allowed Valley View Court to make much needed improvements to improve the quality of life of the residents and insure the future of the subdivision.

NAHA received a \$350,000 grant to provide support services to residents under the age of 22. Grant staff hired and grant implemented.

During year 3 NAHA also received a \$115,000 grant for 2 case managers to assist residents in achieving self sufficiency.

During year 3 NAHA applied for the following grants:

- 1. Case manager grant 1 Year \$112,000*
- 2. Elder care coordinator 3 Year \$400,000*
- 3. Neighborhood Network 3 Year \$350,000*
- 4. Self-Suff/Homeowner 3 Year \$350,000*

During year 4 NAHA was awarded the Case manager grant for \$112,000 for one year and the Elder Care Coordinator grant for \$350,000 for 3 years.

During year 4 NAHA applied for the following grants:

- 1. Case manager grant 1 Year \$115,000*
- 2. Family Self Suff-Home 3 Year \$375,000*

During Year 4 NAHA was awarded \$115,000 case management grant.

During year 5 NAHA applied for the following grants:

- 1. Case manager grant 1 Year \$115,000*
- 2. Family Self Suff 3 Year \$428,000*
- 3. Section 8 case mgr. 1 Year \$47,000*
- 4. Horseshoe Fdn. 1 Year \$15,000*

Results of applications 1-3 are not available yet, Application #4, Horseshoe Foundation, was awarded in November 2008..

- ☒ Other (list below)

Apply for project based vouchers to subsidize Valley View Court, a 40 unit market rate subdivision wholly owned and managed by NAHA.

Staff Responsibility: Finance Department and Section 8 Department

Completed

- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) 87
NAHA will improve PHAS score by one point per year for years 1-5.
Staff Responsibility: All Departments
Year 2-Overall PHAS scores fell to 85, goal was not accomplished.
Year 3-Overall PHAS scores rose to 87, goal was not accomplished.
Year 4-Due to storm damage incurred during January 2008, scores not available
- Improve voucher management: (SEMAP score) 100
Staff Responsibility: Section 8 Department and Finance Department
Year 1. Achieved maximum score of 100.
Year 2. Achieved maximum score of 100.
Year 3. Achieved maximum score of 100.
Year 4. Achieved maximum score of 100.
Year 5. Score not available.
- Increase customer satisfaction: Will concentrate efforts on improving lowest areas of satisfaction as ascertained by each year's RASS scores. Increase satisfaction by 5% among single women with families between the ages of 18 and 40.
Year 2. Goal not achieved, score fell to 8 points
Year 3. Score not yet available.
Year 3. Score not yet available due to failure by HUD to obtain contractor for Years 3 and 4.
Year 4: Score rose to 9 points.
Year 5. Score not available due to waiver of PHAS for Fiscal Year 2008 due to storm damage incurred at NAHA sites.
Staff Responsibility: All Departments
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
1. Will improve the efficiency of occupancy department as a result of task based jobs during year one.
Staff Responsibility: Occupancy Department and Human Resources
Year 2 Update: NAHA has implemented comprehensive training agenda as part of HUD directive to move to project based management. Training includes over 20 staff from

administration, finance, maintenance, and occupancy were certified in project based management; three finance staff were certified in project based accounting, six staff attended and tested for certification in project based maintenance management; a total of 15 other staff attended comprehensive training on all facets of preparation to move to the PBM model. Year 3. Goal partially achieved. Occupancy staff was reorganized. Staffing ratios were normalized across sites. Task based job descriptions completed. Staff reassigned to meet the needs of asset management mandate by HUD.

Year 4. NAHA completed conversion to project based budgeting, accounting and management. Stop loss package was forwarded to HUD. Finance staff will submit completed 3 months of financial reporting to HUD by January 15, 2008. NAHA was advised on October 17 that the package was complete

Year 5. NAHA submitted financials on January 15, 2009 for review; NAHA submitted Year 2 Stop Loss submission on April 15, 2008. NAHA experienced on-site monitoring visit May 2008, results pending for agency as of date

Update November 2008: Agency notified on September 30 that they had achieved Stop-Loss averting loss of \$1,000,000 in operating subsidy over the next five year period..

2. Will improve lease up rates by 5% in each of years 1-5.

Year 3 update. Lease up rates have increased by 10.4% from 86% to 96.4%.

Year 5 update. Lease up rate for entire agency is now 98%, exceeding goals.

Staff Responsibility: Occupancy Department and Maintenance Department

3. Will increase housekeeping inspections by 10% in each of years 1-5.

Year 3 update: Data not available to ascertain goal accomplishment. Data will be gathered in Year 4.

Year 4, update: Goal deferred to Year 5.

Year 5, update: Goal not obtained by managers.

Staff Responsibility: Occupancy Department

4. Will increase the number of applications entered into waiting list 2% in each of years 1-5.

Staff Responsibility: Occupancy Department

Year 3 update. Number of complete applications entered into waiting list has improved by 5%.

Year 4 update. All applications are entered into waiting list.

Process changed to allow managers to obtain applicants as needed.

Year 5 update: Implemented an online application process, all applications are entered as submitted.

5. Will reduce tenant accounts receivable by 5% in each of years 1-5

Staff Responsibility: Occupancy Department and Finance Department

Year 3 update. NAHA has reduce tenants accounts receivable by 5%. Currently NAHA receives all points possible under PHAS TAR sub indicator and exceeds the private industry collection rate of 93%. For the fiscal year ending March 31 2006, NAHA TAR collection rate was 97%.

Year 4 update: NAHA has reduce tenants accounts receivable by 5%. Currently NAHA receives all points possible under PHAS TAR sub indicator and exceeds the private industry collection rate of 93%. For the fiscal year ending March 31 2007, NAHA TAR collection rate was 98%.

Year 5 update. Results not available as of submission due to timing of five-year plan submission.

6. Will increase the number of certified maintenance staff by 10% in years 3,4, and 5.

Staff Responsibility: Maintenance Department and Human Resources

Year 3 Update: 75% of total maintenance staff have attended apprenticeship program in past 2 years. Apprenticeship program is in final year of program.

Year 4 Update:

Other classes have included above ground gas line maintenance certification, locksmith training, OSHA compliance classes, certified playground inspection, refrigeration maintenance.

Year 5 Update. Goal not obtained.

7. Will decrease average vacant unit turnaround average days by 2% in each of years 2-5.

Staff Responsibility: Occupancy Department and Maintenance Department

Year 1 update: Goal not achieved during year 2.

Year 2 update: Goal not achieved during year 3.

Year 3 update: Goal achieved

Year 4 update; Goal exceeded. NAHA reduced total vacant unit turnaround from an average of 146 days to less than 40 days.

Year 5 update: Goal no measurable for year.

8. Will increase the MASS indicator score by 3 points by year 5.

Staff Responsibility: All Departments

Update: Goal not achieved, MASS indicator score improved by 2 points only

9. Will complete project based accounting by September 30, 2005.

Staff Responsibility: Finance Department

Year 3 Update: Due to late release of final rule for the operating fund formula, deadline was extended to October 1, 2007 by HUD. NAHA is currently updating their software to accommodate additional reporting requirements set by final rule.

Year 4 update: Goal achieved, waiting for results of monitoring review.

Year 5 update: Goal achieved, following monitoring review NAHA Finance Department was advised that they had achieved Project-Based Accounting compliance on September 30,2008.

10. Will improve the management of Valley View Court by decreasing annual vacancy months by 5% in each of years 1-5.
Staff Responsibility: Occupancy Department, Maintenance Department, and Finance Department

Year 2 Update: Goal exceed for year one. Occupancy % moved from 55% in May 2005 to 80% in October 2005, and increase of 45% in 5 months due to implementation of stricter housing rules, fresh management, and project based voucher placement at the site.

Year 4 Update. Leased apartments, including unplanned vacancy allowance is at 95%.

Year 5 Update: Leased apartments, including unplanned vacancy allowance is at 98%.



Renovate or modernize public housing units:

1. Will complete energy performance contractor selection for renovation and energy conservation with energy and savings corporation (in process) during year 1.

Staff Responsibility: Finance Department

Year 3 Update: Goal deferred for one year due to PBM implementation. It is expected that the contract will be signed by March 31, 2006. Investment grade audit final report is due to PHA by January 17, 2007.

Year 4 Update: Audit completed, scope of work completed, packet sent to HUD HA for approval in June 2007. Approval is still pending as of December 2007.

Year 5 Update: Approval is pending as of November 23, 2008.

2. Will complete scope of work and initiate construction for performance contracting during year 2.

Staff Responsibility: Finance Department and Maintenance Department

Year 2 Update: Goal deferred for one year due to PBM implementation.

Year 3 Update. Audit expected to be completed by January 17, 2007. Scope of work included in audit.

Year 4 Update: Audit completed, scope of work completed, packet sent to HUD HA for approval in June 2007. Approval is still pending as of December 2007.

Year 5 Update: Approval is pending as of November 23, 2008.

3. Will complete 95% of construction by end of year 3.
Staff Responsibility: Finance Department and Maintenance Department

Year 3 Update: Goal deferred to Year 4.

Year 4 Update: Goal deferred to Year 5 pending HUD approval. Capital fund construction to be completed on 700 bathrooms will be completed when EPC is approved. November 23

Year 5 Update: EPC Approval is pending as of September 26, 2008. .

4. Will use cost savings for additional work by end of year 5.
Staff Responsibility: Finance Department and Maintenance Department

Year 3 Update: Goal deferred to Year 4.

Year 4 Update: Goal deferred pending HUD approval.

Year 5 Update: Goal deferred pending HUD approval.

- Demolish or dispose of obsolete public housing:
Staff Responsibility: Finance Department, All staff
Year 5 Update: At the completion of the second full-year of Asset Management, NAHA will review the performance of all properties. Full information is not yet available.

- Provide replacement vouchers as part of effectiveness review in year 5, if needed.
Staff Responsibility: Finance Department

- PHA Goal: Increase assisted housing choices
Objectives:
- Provide voucher mobility counseling:
Staff Responsibility: Section 8 Department
 - Conduct outreach efforts to potential voucher landlords
Will participate in 2 fair housing events and have 1 landlord outreach effort in years 1 through 5.
Staff Responsibility: Section 8 Department
Year 3 update: Have increased participating landlords to 164.
Year 4 update: Information not provided.
Year 4 update: Information not provided.

- Implement voucher homeownership program:
New homeownership plan is part of this plan. Will be initiated during year 1 of this plan.

Staff Responsibility: Section 8 Department

Year 3 Update: Plan not implemented at present.

Year 4 Update: NAHA partnered with Homeownership Partners to deliver debt reconciliation, budgeting, and preownership classes.

Year 5 Update: NAHA recipients of assisted housing continue to take pre-ownership classes. First homeowner under voucher program is anticipated in December 2008.

- Implement public housing or other homeownership programs:
Staff Responsibility: Finance Department and Section 8 Department
Year 3 update. Have applied for Homeownership Counselor under ROSS grant program. Will initiate Homeownership program if funded.
Will continue to participate in the Homeownership Program of the City of New Albany for years 1 through 5.
Year 4 Update: The City of New Albany transferred their homeownership counseling to New Albany CHDO. All counseling now done by Homeownership Partners of Louisville.
Year 5 Update: All counseling now done by Homeownership Partners of Louisville.

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:
Staff Responsibility: Finance Department
Current analysis indicates deconcentration efforts not needed during Year 1. Will analyze need for deconcentration during years 2 through 5.
Current analysis indicates deconcentration efforts not needed during Year 2. Will analyze need for deconcentration during years 3 through 5.
Year 3 Update: Analysis indicates that NAHA will implement deconcentration during Year 3. Details of plan are included in appendix to ACOP.
Year 4 Update: Analysis indicates that goals of deconcentration met during year. NAHA will continue to monitor.
Year 5 Update: HUD is currently eliminating the deconcentration rule as currently stated in the Federal Register under the Streamlining Public Housing Initiative, Final Rule due October 2008.

- ☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
See deconcentration comments above.
Staff Responsibility: Finance Department
- ☒ Implement public housing security improvements:
 1. *Will increase remote surveillance activities in years 1 through 5.*
Staff Responsibility: Safety and Security Department
Year 2 Update: Phase 1 implemented.
 2. *Will complete plan to have PHA security watch in year 1.*
Staff Responsibility: Safety and Security Department
Year 2 Update: Goal aborted. Continue contract labor with New Albany Police Department.
Year 3 Update: Have increased remote monitoring of sites resulting in lower contract labor costs.
 3. *Will analyze results of PHA security vs. contract police patrols in year*
Staff Responsibility: Safety and Security Department and Finance Department
Year 3 Update: See above status, goal aborted.
 4. *Will continue extra security efforts based on analysis of security patrol in year 2 during year 3.*
Staff Responsibility: Safety and Security Department and Finance Department
Year 2 Update: See above status, goal aborted.
Year 3 Update: See above status, goal aborted.
 5. *Will continue to implement effective screening for appropriate housing of applicants during years 1 through 5.*
Staff Responsibility: Safety and Security Department and Occupancy Department
Year 2 Update: Goal attained.
Year 3 Update: Goal attained.
Year 4 Update: Goal attained.
Year 5 Update: Goal attained.
- ☒ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
Staff Responsibility: Finance Department
Year 2 Update: Goal attained. After review of vacancy rates at sites, Parkview Towers was not re-designated as elderly only, but reverted to mixed population. Riverview Towers was designated as elderly/near elderly due to continuing vacancy problems.
Year 5 Status remains the same as previous 2 years.
- ☒ Other: (list below)

1. Will conduct feasibility study of converting units at high-rise elderly communities into assisted living units during year 2.
Staff Responsibility: Finance Department
Year 5 Update: Year 5 Update: The State of Indiana has terminated the Assisted Living Medicaid Waiver, project is no longer feasible at present
2. Will make decision regarding assisted living during year 3.
Staff Responsibility: All Staff
3. If needed, will begin conversion process.
Staff Responsibility: All Departments
Year 5 Update: The State of Indiana has terminated the Assisted Living Medicaid Waiver, project is no longer feasible at present.
4. Will complete process of updating intercom systems at all high-rise communities.
Staff Responsibility: Finance Department and Maintenance Department
Year 3 Update: Analyzed low-cost options in technology market. Purchased resident telephone dialer system for all three high rise communities. Will be installed by February 2007.
Year 5 Update: Completed.
5. Will provide amenities to 5% of housing units each year during years 1 through 5.
Staff Responsibility: All Staff
Year 3 Update: Will be provided as part of Comprehensive Energy Performance Contract/Capital Fund Bathroom renovation
Year 2 Update: Goal attained.
Year 3 Update: Goal attained.
Year 4 Update: Goal attained.
Year 5 Update: Goal attained. Sixty-three percent of all units will receive totally rehabbed bathroom with shower and amenities.

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:
Staff Responsibility: Family Self Sufficiency and Supportive Services

1. Will increase % of employed persons in assisted families by 2% in each of years 1 through 5.

- Provide or attract supportive services to improve assistance recipients' employability:
Will seek out 1 additional supportive service in each of years 1 through 5.
Staff Responsibility: Family Self Sufficiency and Supportive Services
Year 5 Update: Goal obtained, additional partnerships have been developed, working within the case-management consortium.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 1. Will provide a community service brochure for each elderly/disabled person residing in public housing.
Staff Responsibility: Family Self Sufficiency and Supportive Services
Year 5 Update: Goal obtained, additional partnerships have been developed, working within the case-management consortium.
 2. Will seek 2 additional partnerships by year 5.
Staff Responsibility: Family Self Sufficiency and Supportive Services
 3. Will apply for additional grant funding when available in years 1 through 5.
 Year 5 update: Grants sought and awarded in years 1 through 5.
Staff Responsibility: Finance Department

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:
 Will participate annually in Fair Housing Fair.
Staff Responsibility: All Staff

Year 2 Update: Goal obtained. Annual Fair participation.
Year 3 Update: Goal obtained. Annual Fair participation.
Year 4 Update: Goal obtained. Annual Fair participation
Year 5 Update: Goal obtained. Annual Fair participation
 - 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:
 1. Will market PHAs mobility-impaired, vision-impaired, and hearing-impaired units.

Year 2-5 Update: Advertising during past year has emphasized the unique nature of the new ADA mobility impaired units, vision and hearing impaired units.

2. Will market to Hispanic community more aggressively since it is the fastest growing ethnic group in Southern Indiana.

Staff Responsibility: Human Resources and Communication, All Staff

3. Will continue to participate in ethnic and minority outreach symposia, fairs, consortia.

Staff Responsibility: All Staff

Year 3-5 Update: Goal obtained.

- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Have completed large number of ADA compliant units. Will conduct outreach efforts during years 1 through 5.

Staff Responsibility: All Departments

Year 2-5 Update: Outreach is ongoing.

Other PHA Goals and Objectives: (list below)

- To Improve the overall management strategies of New Albany Housing Authority.**

- Improve the purchase order system
Staff Responsibility: Finance Department
Year 3 Update: Software upgrade in being implemented to improve quality of software and ability to provide direct cost accounting in PBM. Have 95% of consumable inventory process completed. This will automate ordering and receiving functions. Purchasing is now completely contained with finance department.
Year 4 Update: Consumable inventory implemented with all staff participating in requisition process.
Year 5 Update: Shrinkage less than 10%, implementing site-based warehouses and fully functional purchase order system.

- Review and improve communication technology systems within NAHA
Staff Responsibility: Finance Department
Year 3 Update: Completed RFP and awarded project for new telephone and internet connectivity as part of move to new Administration building.
Year 4 Update: Phone system implemented.
Year 5 Update: Phone system being reviewed for increased customer satisfaction and responsiveness.

- Implement expanded payroll system
Staff Responsibility: Finance Department and Human Resources
Year 2 Update: New system implemented September 2004, following evaluation of efficacy of system, staff recommended aborting outside payroll system and revert to old system
Year 3 Update: No longer outsource payroll function. After review of process, bringing function inhouse would be more effective
Year 4 Update: Implemented
Year 5 Update: Have set additional goal of having all PTO available in Tenmast Software.
- Transfer administrative functions to Central Administration Office
Staff Responsibility: All Departments
Year 2 Update: Administrative building was completed in November 2005. Anticipated move in date: January 2006.
Year 3 Update: Move into administrative office is complete. All administrative staff including occupancy now co-located.
Year 4 Update: Completed.
Year 5 Update: As a result of comments received from HUD Contractor, Judy Webber, during Monitoring Review, NAHA continues to decentralize maintenance functions further resulting in more staff deployed to AMPs.
- Improve the reporting function of all departments to increase the ability to track and analyze department functions
Staff Responsibility: All Departments
Year 2 Update: Ongoing as part of new software package in FSS for tracking outcomes and update agency wide software package
Year 3 Update: Maintenance performance now tracked via Tenmast due to inclusion of labor data. Measurement data now being developed for occupancy.
Year 5 Update: Decentralization of all management functions continues to be a priority with emphasis on analysis on developing key tracking measures.
- Develop a safety program residents of NAHA.
Staff Responsibility: Safety and Security Department, Occupancy Department, and Resident Initiatives Department
Safety program in draft.
- Develop a system of costing maintenance jobs
Staff Responsibility: Finance Department and Maintenance Department
Update Year 2: Training completed, review of all direct cost procedures being reviewed. Software implementation 50% completed.
Year 3 Update. Costing project will be complete by end of year 3. Maintenance loaded rates are in system; consumable inventory is nearly complete; hourly activity reports are available for site managers.

Year 4 Update: Costing completed. Reports available for vacant unit turnaround.

Year 5 Update: NAHA is analyzing costs to determine whether some functions should be performed in house or outsource. New data is available on key functions like cost of individual workorders and vacant unit turnaround.

- Develop new personnel policies and procedures manual
Staff Responsibility: Human Resources
Year 2 Update: New employee policy manual completed.
Year 3 Update: New absentee policy completed; phase one of move to paid time off is complete.
- Develop a procedures for systematic management and reporting for all departments
Staff Responsibility: All Departments
Year 2 Update: Ongoing as part of move to PBM.
Year 3 Update: Ongoing as part of move to PBM.
Year 5 Update: Awaiting release of PHAS final Rule to assure alignment of NAHA key indicators with PHAS MASS indicators.
- Increase accountability for all staff: Directors, Coordinators, Line staff
Staff Responsibility: All Departments

To improve the overall positive perception of New Albany Housing Authority.

- Develop Community Outreach presentations that demonstrate the functions of New Albany Housing Authority and each of its departments
Staff Responsibility: All Departments
Year 2 Update: Have developed various articles for newsletter, increase presentations to outside agencies.
Year 3 Update: Continue to serve outside the PHA in various capacities, develop positive relationships with all customers.
Year 5 update: presentations have been developed and delivered via community presentations.
- Develop outreach articles and newsletters to present a picture of NAHA as an agency striving to improve
Staff Responsibility: Human Resources and Communications Department
Year 5 Update: Newsletter in place target residents and community. Delivered monthly.
- Develop a safety program for residents of NAHA
Staff Responsibility: Maintenance Department and Human Resources and Communications Department
Year 5 Update: Safety program in draft.
- Develop an agency wide customer friendly attitude

Staff Responsibility: All Departments

Year 5 Update: Ongoing.



Develop programs for special at-risk populations

Staff Responsibility: Family Self Sufficiency and Supportive Services Department

Year 5 Update: Programs are now in place for youth, elderly and disabled, as well as employment for family self-sufficiency consumers.

Meeting of Resident Activity Board
January 12, 2009

Purpose of Meeting: To take comments, suggestions, and challenges to the 2010-2014 Five Year Plan, and the Annual Plan for 2010.

Attendees:	Status	Address	AMP
Lasandra Hodge	PH Resident	348 Erni	AMP 3
Donna Hadlich	PH Resident	210 PVT	AMP 2
Veronica Turner	PH Resident	205 MET	AMP 4
Roger Cook	PH Resident	311 RVT	AMP 4

AMP 1 residents did not attend the meeting.

Section 8 residents did not attend the meeting.

Note: Representatives were invited but did not attend.

Staff

Bob Lane	Executive Director
Linda Cousins	AMP 1, Manager
Karen Gadd	AMP 2, Manager
Jenny Martinez	AMP 3, Manager
Sue Barks	AMP 4, Manager

AMP 3 Suggestions:

Parkview/Broadmeade (Town house, duplex family)

Improve exterior lighting. Response: NAHA has doubled the number of exterior lights. Staff will assess current lighting and make suggestions for any increased lighting.

Renovate kitchen/laundry area. Response: NAHA reviewed the status of the kitchens/laundry during recent capital needs assessment. While desirable, the CNA did not indicate need for site-wide renovation. Will follow up with maintenance and resident.

Trim and cut trees. Response: In September NAHA was visited by the second major wind storm in 9 months (Hurricane Ike.) NAHA received FEMA funds as reimbursement for debris removal and removal of damages in the amount of \$166,000 which will free up funding for additional tree work.

Replace existing speed bumps with bigger bumps. Response: NAHA understands the need for safe streets. The current speed bumps are the maximum recommended as safe by the agency's insurer. Speed bumps in excess of current size would likely cause undercarriage damage to vehicles during daily activities of residents.

Replace floor tiles. Response: NAHA reviewed the status of the flooring during recent capital needs assessment. While desirable, the CNA did indicate need for some unit replacement, current funding does not allow for extensive replacement. This has been placed on the list of future needs, but was not prioritized as immediate needs. See Capital Fund Five-Year Plan.

Fix noisy furnaces. Response: NAHA regards this as a maintenance issue. Maintenance staff will respond to resident-generated work orders to review status of furnaces.

Replace bent HVAC vents. Response. NAHA regards this as a maintenance issue. During annual inspections staff will note and replace deteriorating vents as funding allows.

Clean up pet areas. Response: NAHA regards this as a pet-owner issue. We will police the areas more carefully in the future during daily grounds clean-up.

Monitor cars so broken down vehicles are removed more quickly. Response: NAHA follows up with residents to ascertain the owner of vehicles in need of repair. Per our current policy vehicles are tagged and owners are given 10 working days to move or repair vehicles or to make arrangements to do so. Residents who own these vehicles frequently lack funding and make a case for delay. NAHA understands the issue, but admits it is frequently difficult to resolve when the vehicle is owned by a current resident. Non-resident vehicles are towed with the 10 working day time frame as the schedules of towing companies allow.

AMP 2 Suggestions:

Parkview Towers (High rise family)

More lighting in high rise trash rooms, maybe automatic. Response: This is a request at all high rise buildings. NAHA will follow-up and investigate a low-energy alternative.

Seal hallway windows. Response: The hallways are essentially exterior halls. Sealing the windows would eliminate adequate air flow to air conditions and causes condensation in the hallways. NAHA has presented the issue to both the regular architect and engineers as well as those hired during Energy Performance Contracting. Once the EPC is approved solutions might be available, but this is an ongoing issue. The hallways were previously exterior halls and were closed off to the elements to protect the residents from winds, rain and snow.

New floor covering in hallways. Response: NAHA will replace the hallway floors as funding allows.

Renovate laundry room. Response: NAHA has included this item in the current Five-Year Action Plan.

Add a large washer and dryer to laundry room. Response: NAHA has included this item in the current Five-Year Action Plan.

Add change cards for vending machines. Response: NAHA has included this item in the current Five-Year Action Plan.

Add a quieter closer on first floor laundry room door. Response: NAHA installed the closer in addition to a controlled access key system in the last year at the request of residents concerned about their safety and to control access to resident computer labs by unauthorized visitors. The door is fire-rated, therefore very heavy and requires a strong close to make certain the doors shuts. Staff will review the noise made by the closer and determine if any adjustments to the door will make it quieter.

Add more handicap parking spaces. Response: NAHA currently has allocated more handicapped slots than required by ADA regulations. NAHA removed some designated slots at the request of the tenant group who felt many designated slots were empty all the time and not enough non-designated slots were available. NAHA will poll the entire building on this issue and follow-up with residents.

Add a heating and cooling thermostat for all of the first floor. Response: NAHA maintains the temperature of the building through the central heating system for the community space. The temperature is set at 78 in the summer and 68 in the winter. Deviations from this will impact both utility costs and Energy Performance Contract. Staff will follow up with resident for concerns about the temperature.

AMP 4

Mark Elrod Towers (High rise elderly)

Renovate laundry room, large washing machine added. Response: NAHA has included these items in the Five-Year Action Plan.

Move the beauty shop to the old office. Response: NAHA will review the feasibility of this suggestion. The status of water and sewer connections in a high-rise and adding these to a building at a reasonable cost will probably be the limiting factor. The current beauty parlors are located in a section of the laundry room.

Light the trashrooms with automatic lights. Response: See above comments about same.

Riverview Towers (High rise elderly and near elderly)

Renovate laundry room. Response: NAHA has included these items in the Five-Year Action Plan.

Move the beauty shop to the old office. See comments above.

Need more hot water capacity on the third floor. Response: NAHA operates a boiler system that provides hot-water to the entire building. NAHA will follow-up with maintenance staff regarding this issue.

Light the trash rooms with automatic lights. Response: See comments above.

Need additional parking at the towers. Response: NAHA has noted this issue. NAHA expanded the current parking area by 35 slots 8 years ago. Very little space is available for additional parking and funding for additional parking is limited. NAHA has placed this on the CNA and when funding allows will follow up with residents.

Restripe the parking lot. Response: NAHA considers this a maintenance issue. The parking lot will be re-stripped in spring of 2009 per resident request.

Sometimes need to push 2 buttons on the elevator. Response: NAHA considers this a maintenance issue. Maintenance staff will follow up with elevator maintenance contractor to resolve the issue.

Trim the tree by the parking lot. Response: See above comments on tree trimming.

There is dust on the filters. Response: NAHA considers this a maintenance issue. Maintenance staff will follow-up and clean filters.

Do something about the Andres trucks (Nearby hauling business.) Response: NAHA understands that the parking of dump-trucks, especially those that haul dirt, gravel and other fill materials creates an unsightly mess on the public streets adjacent to Riverview Towers. The City of New Albany has jurisdiction over those streets. The City is in the process of negotiating with the business owner and has taken some legal steps to alleviate some of the debris falling onto the streets. NAHA does not have jurisdiction in this area but has taken pictures and recorded information at the request of the City.

Need stove repairs. Response: NAHA considers this a maintenance issue. NAHA received a very small number of requests for stove repairs at this site. Stoves are inspected annually and repairs done on same. Current funding levels do not allow NAHA to replace stoves in working condition when repairs can be made at a lower cost.

NAHA explains to all residents on a regular basis that public housing funding has been cut over the past six years. Our budgets and plans are available and on display.

NAHA did not receive any challenges to the Five-Year Plan.

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