



II. Progress Report on Meeting Goals and Objectives in the Previous 2005 5-Year Plan.

A. Increase the availability of decent, safe and affordable housing.

1. Expand the supply of assisted housing. Over the past 5 years, Kokomo Housing Authority (KHA) has increased the Public Housing lease-up rate from 95% to 98% and reduced the average turn-over time from 30.45 days at the end of 2005 to 12.06 days as of June 30, 2009. In addition, KHA has approved plans for constructing two new 3-bedroom units funded by New Construction bond Refunding proceeds. These units will be made available to HCV Program voucher holders.
  2. Improve the quality of assisted housing. Kokomo Housing Authority has consistently kept their PHAS scores high. The average score for 2004 through 2007 is 86%. KHA continues to endeavor to improve in this area. KHA's SEMAP scores are also high. Between 2004 and 2008, KHA has received 100% for three years. KHA is also continuously striving to increase customer satisfaction. Through converting to asset-based management, KHA has opened an office at the Garden Square Apartments site and staffed it with a project manager, leasing/work order/community services clerks and a maintenance crew bringing these services on-site for Garden Square residents and three miles closer for Pine Valley residents and twenty families that live in scattered sites. KHA has completed many projects that have increased customer satisfaction over the last five years. Examples of these projects include:  
 Increased outdoor lighting at Garden Square, Terrace Tower, and Pine Valley  
 Installing drop boxes for rent payments at Civic Center Tower and Garden Square  
 Resurfaced all bathtubs at Dunbar Court and twenty-nine at Pine Valley  
 Installed new furnaces at Dunbar Court  
 Installed new or repaired all storm doors at Garden Square  
 Updated playgrounds at all family sites  
 Resided all units, repaired patios, and installed new windows at Pine Valley  
 Repaired or replaced concrete work at various Scattered Sites  
 Completely rehabilitated five Scattered Sites for sale through the LIHP Homeownership Program  
 Repaired and painted all balconies at Terrace Tower
  3. Increase assisted housing choices. Each Section 8 HCV briefing session for new voucher holders includes voucher mobility information and counseling, and individual counseling is available to current voucher holders. KHA conducts landlord orientation classes that include landlord responsibilities, basic HCV regulations, along with information on lead-based paint and fire safety.
- B. Improve community quality of life and economic vitality. KHA has implemented several new security improvements. Computer access was given to the police sub-station at Garden Square for the camera security system which allows the police to observe activity at all of the larger sites. Security cameras were added to the community room/project offices at Garden Square. The entry "key-fob" system was upgraded at Terrace Tower and Civic Center Tower. KHA was happy to receive an award from the Housing Authority Insurance Group for developing a fire-safe housing initiative program which is taught monthly to all residents during their annual re-certification process. In addition, KHA established a no smoking policy for all of our units in 2008.
- C. Promote self-sufficiency and asset development of families and individuals. Kokomo Housing Authority is committed to helping our residents work toward self-sufficiency. KHA has created a department consisting of the Family Self-Sufficiency and Homeownership Coordinators for both the LIHP and HCV programs. This has allowed them to work closely together in program development and implementation. KHA was awarded a three-year \$250,000 ROSS (Resident Opportunity Self-Sufficiency) grant in 2006. As a result of this grant and our on-going Family Self-Sufficiency and Homeownership programs, twenty families were able to purchase a home; forty-five families were able to establish ISA (Individual Savings Accounts); sixty-eight individuals received educational assistance; ten individuals transitioned from welfare to employment; eleven individuals obtained employment; and forty-four individuals attained an increase in income. Many community partners are providing supportive services to our residents who are striving toward self-sufficiency including local banks, area colleges, Affordable Housing Corporation and Momentive Consumer Credit Counseling Services. KHA also partners with local agencies, such as local hospitals, mobility companies, the Health Department with Older Adult Clinics, University nursing students and hospice, to assist our elderly residents and families with disabilities toward increased independence. KHA continues to apply for and receive grants that assist with our endeavors in this effort.
- D. Ensure equal opportunity and affirmatively further fair housing. Kokomo Housing Authority complies fully with all Federal, State, and local nondiscrimination laws and with the rules and regulations governing Fair Housing and Equal Opportunity in housing and employment. To further its commitment to full compliance with applicable Civil Rights laws, KHA provides Federal/State/local information regarding "discrimination" and any recourse available to them if they are victims of discrimination. Posters and housing information are displayed in the HA's office in such a manner as to be easily readable from a wheelchair. The Kokomo Housing Authority office(s) are accessible to persons with disabilities.
- E. Serve the needs of victims of domestic violence, dating violence, sexual assault or stalking. Kokomo Housing Authority has established a program to assist victims of actual or threatened physical violence including creating a local preference for applicants, working with local law enforcement, allowing portability or relocation, reporting indications of child abuse, and educating families about the Violence against Women Act (VAWA).

**PHA Plan Update**

- (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:
1. **Eligibility, Selection and Admission Policies, including Deconcentration and Wait List Procedures.** Kokomo Housing Authority added "Persons eligible under the Money Follows the Person (MFP) assistance program" as a local preference.
  2. **Financial Resources:**

Sources	Planned \$	Planned Uses
<b>1. Federal Grants (FY 2009 grants)</b>		
a) Public Housing Operating Fund	\$ 1,803,352.00	PH Operations
b) Public Housing Capital Fund	(to be filled in when awarded)	Grant Activities
c) Annual Contributions for Section 8 Tenant-Based Assistance (HCVP)	\$ 3,174,097.00	Section 8 HCVP HAP/Operations
d) Resident Opportunity and Self-Sufficiency Grants	\$ 38,947.00	Public Housing Supportive Servi
e) ARRA Recovery Act Grant	\$ 1,013,695.00	Grant Activities
<b>2. Prior year Federal Grants (unobligated only)</b>		
a) 2006 PH Capital Fund	\$ 6,948.00	Grant Activities
b) 2007 PH Capital Fund	\$ 233,308.00	Grant Activities
c) 2008 PH Capital Fund	\$ 576,575.00	Grant Activities
<b>3. Public Housing Dwelling Rental Income</b>	\$ 686,120.00	
<b>4. Other Income</b>		
a) Interest	\$ 5,530.00	PH/Section 8 Operations
b) Tenant Charges	\$ 65,020.00	PH Operations
c) Laundry Income	\$ 14,040.00	PH Operations
d) Miscellaneous	\$ 1,270.00	PH Operations
e) Non-Dwelling Rental Income	\$ 2,925.00	PH Operations
<b>Total Resources</b>	<b>\$ 7,623,097.00 Add 2009 CFP \$\$</b>	

3. **Fiscal Year Audit.** Kokomo Housing Authority is required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)). The most recent fiscal audit (Year ended 12/31/2007) has been submitted to HUD. There were no current year findings.

- (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan.
1. Information regarding any activities outlined in this plan can be obtained by contacting the main administrative office of the PHA at 210 East Taylor Street and/or the PHA project management offices at Civic Center Tower and Garden Square Apartments.
  2. The PHA Plans (including attachments) are available for public inspection at the main administrative office of the PHA at 210 East Taylor Street and/or the PHA project management offices at Civic Center Tower and Garden Square Apartments.
  3. The PHA Plan Supporting Documents are available for inspection at the main administrative office of the PHA at 210 East Taylor Street.

7.0	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i>
8.0	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.
8.1	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. <b>See Attachment (h)</b>
8.2	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. <b>See Attachment (i)</b>
8.3	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

**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.

**Impact of characteristic rated from 1 to 5, with 1 being “no impact” and 5 being “severe impact.”**

9.0

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	328	5	3	3	1	2	1
Income > 30 % but < 50% of AMI	52	5	3	3	1	2	1
Income > 50% but < 80% of AMI	3	3	1	1	1	2	1
Elderly	7	5	3	2	3	1	1
Families with Disabilities	70	5	4	3	2	3	1
Race/Ethnicity White	252						
Race/Ethnicity Hispanic	12						
Race/Ethnicity African American	125						
Race Ethnicity Asian	4						
Race Ethnicity American Indian/ Alaskan Native	2						

9.1

**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.**

- A. Maximizing the number of affordable units available to Kokomo Housing Authority within its current resources by:
  1. Employing effective maintenance and management policies to minimize the number of public housing units off-line
  2. Maintaining or increasing Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
  3. Participating in the Consolidated Plan development process to ensure coordination with broader community strategies
- B. Increasing the number of affordable housing units by:
  1. Applying for additional Section 8 units should they become available
  2. Constructing additional units using bond refunding proceeds
- C. Targeting available assistance to families at or below 30% of AMI by:
  1. Employing admissions preferences aimed at families with economic hardships
  2. Adopting rent policies to support and encourage work
- D. Targeting available assistance to families with disabilities by:
  1. Affirmatively marketing to local non-profit agencies that assist families with disabilities
  2. Adopt Money Follows the Person program

**Additional Information.** Describe the following, as well as any additional information HUD has requested.

(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.

**Executive Summary of the Annual PHA Plan  
Asset Management Programs**

**AMP-01, which includes 210 units of elderly housing, 28 units of family housing and 19 single family scattered sites, will have numerous work items underway for 2010. These will include: replacing playground equipment, upgrading an old antennae system to HDTV, replacing and /or upgrading interior plumbing in the 24 unit project, also repairing and painting all exterior foundations and the apartment dividers. In one elderly building, we will begin remodeling kitchens and bathrooms to increase the number of units that will be 504 compliant. The repair and/or painting of exterior doors are also planned. Our scattered sites will have such items as old, inefficient furnaces replaced where needed, carpet and/or tile replacement, storm door replacement, and wrapping exposed exterior wood with aluminum. Extensive flat work and landscaping/tree trimming will be undertaken.**

**AMP-02, which includes two family developments, 275 units, and 21 Single family scattered sites, will have work items such as: replacing playground equipment for 3 playgrounds, replacing damaged interior doors, foundation repairs, upgrade of the antennae system, bathroom upgrades. Also, improving security lighting, extensive flat work and asphalt repair, fencing that is in need of repair/ replacement are also anticipated work items providing the funds are available.**

\*\*\*\*\*

10.0

The Stimulus Formula Grant received will enable us to move ahead with some major work items that were a part of our previous five-year plan such as furnace replacements, roof replacement, exterior lighting throughout a family development, and building entry door replacements for two elderly high-rises.

We have an ongoing LIPH Homeownership Program and a Section Eight Homeownership Program, but due to the economic downturn in our community, they have slowed down.

We have an ongoing, successful, relationship with the Kokomo Police Department and its Crime Watch Program. KPD has established a substation in our largest Family Development (175 units) to provide more onsite presence for our residents. Additional service, which is over and above the basic services provided for in the Cooperation Agreement, is funded with Capital Fund monies.

Local government continues to lend its support and works closely with KHA to improve the quality and quantity of affordable housing in our community.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

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

**I. Basic Criteria Kokomo Housing Authority will use for determining:**

**A. Substantial deviation from 5-Year Plan**

1. Modifications of the Annual Plan to include an item that was already set forth in the 5-Year Plan
2. Changes adopted to reflect changes in HUD regulatory requirements

**B. Significant amendment or modification to the 5-Year Plan and Annual Plan**

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

11.0

**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.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (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. 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.
- (g) Challenged Elements
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)



ATTACHMENT (a)

IN007a01

FORM HUD-50077

PHA CERTIFICATION OF COMPLIANCE WITH THE PHA  
PLANS AND RELATED REGULATIONS

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the  5-Year and/or  Annual PHA Plan for the PHA fiscal year beginning 01/01/2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Housing Authority of the City of Kokomo

IN007

PHA Name

PHA Number/HA Code

X  
 \_\_\_\_\_ 5-Year PHA Plan for Fiscal Years 20<sup>10</sup> - 20<sup>14</sup>  
 X  
 \_\_\_\_\_ Annual PHA Plan for Fiscal Years 20<sup>10</sup> - 20<sup>10</sup>

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Harold Thurmond	Chairman, Board of Commissioners
Signature	Date

ATTACHMENT (b)

IN007b01

FORM HUD-50070

CERTIFICATION FOR A DRUG-FREE WORKPLACE

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the City of Kokomo

Program/Activity Receiving Federal Grant Funding

Low Income Public Housing Program, Section 8 HCV Program, Capital Fund Grant Program, and ROSS Grant Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

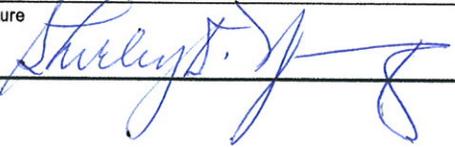
**2. Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

See attached

Check here  if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Shirley D. Young	Title Executive Director
Signature 	Date 7-20-09

HOUSING AUTHORITY OF THE CITY OF KOKOMO, INDIANA

PROJECT IN007046901

(IN 7-2) DUNBAR COURT 904-910 N. PURDUM, 705-721 E. HAVENS, 803-907 N. JAY, KOKOMO, IN 46901

(IN 7-3) TERRACE TOWER 605 S. BELL, KOKOMO, IN 46901

(IN 7-4) CIVIC CENTER TOWER 200 E. TAYLOR, KOKOMO, IN 46901

(IN 7-9) SUPERIOR STREET APARTMENTS 402-408 SUPERIOR ST., KOKOMO, IN 46901

(IN 7-7) SCATTERED SITES

1. 1108 N. BERKLEY ROAD
2. 817 S. CALUMET
3. 1655 COLUMBUS BLVD.
4. 1953 COLUMBUS BLVD.
5. 1319 N. DELPHOS STREET
6. 901 FOREST DRIVE
7. 900 S. JAY STREET
8. 2354 W. KING STREET
9. 920 N. LEEDS STREET
10. 1945 LYNWOOD DRIVE
11. 1330 W. TATE STREET
12. 718 WITHERSPOON DRIVE

(IN 7-8) SCATTERED SITES

1. 2507 N. BELL STREET
2. 1505 BUICK LANE
3. 1818 COLUMBUS BLVD.
4. 1317 N. DELPHOS STREET
5. 2341 W. KING STREET
6. 2358 W. KING STREET
7. 1928 LYNWOOD DRIVE
8. 1924 MADISON COURT

PROJECT IN007046902

(IN 7-1) GARDEN SQUARE APARTMENTS 800 E. HOFFER, KOKOMO, IN 46902

(IN 7-5) PINE VALLEY APARTMENTS 100 W. 300 SOUTH, KOKOMO, IN 46902

(IN 7-7) SCATTERED SITES

1. 1813 CADILLAC COURT
2. 2413 COUNTRY CLUB LANE
3. 1612 GLENEAGLES DRIVE
4. 1632 GLENEAGLES DRIVE
5. 1212 MAPLEWOOD DRIVE
6. 300 OAKMONT DRIVE
7. 2325 PEBBLE BEACH DRIVE
8. 3510 SOUTHLEA DRIVE
9. 1613 TAM-O-SHANTER LANE
10. 300 VICTOR COURT
11. 3815 S. WEBSTER STREET

(IN 7-8) SCATTERED SITES

1. 1505 BUICK LANE
2. 1724 CHERRY HILL LANE
3. 1507 CRANBROOK DRIVE
4. 1813 CRICKET HILLS DRIVE
5. 302 REDWOOD COURT
6. 1927 SARATOGA AVENUE
7. 1805 TAM-O-SHANTER COURT
8. 1817 TEASDALE LANE
9. 3519 S. WEBSTER STREET
10. 1911 WOODBRIDGE CIRCLE

ATTACHMENT (c)

IN007c01

FORM HUD-50071

CERTIFICATION OF PAYMENTS TO INFLUENCE  
FEDERAL TRANSACTIONS

# Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of the City of Kokomo

Program/Activity Receiving Federal Grant Funding

Low Income Public Housing Program, Section 8 HCV Program, Capital Fund Grant Program, and ROSS Grant Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Shirley D. Young

Title

Executive Director

Signature

Date (mm/dd/yyyy)

07/20/2009

ATTACHMENT (d)

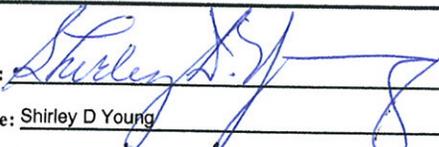
IN007d01

FORM SF-LLL

DISCLOSURE OF LOBBYING ACTIVITIES

### DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352  
(See reverse for public burden disclosure)

<b>1. Type of Federal Action:</b> <input checked="" type="checkbox"/> <b>b</b> a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	<b>2. Status of Federal Action:</b> <input checked="" type="checkbox"/> <b>b</b> a. bid/offer/application b. initial award c. post-award	<b>3. Report Type:</b> <input checked="" type="checkbox"/> <b>a</b> a. initial filing b. material change  For Material change only year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known  Housing Authority of the City of Kokomo 210 East Taylor Street, PO Box 1207 Kokomo, IN 46903-1207  Congressional District, if known: 5th		<b>5. If Reporting Entity in No. 4 is Subawardee, Enter Name and Address of Prime:</b>  Congressional District, if known:
<b>6. Federal Department Agency:</b>  Department of Housing and Urban Development		<b>7. Federal Program Name/Description:</b>  Capital Fund Grant Program  CFDA Number, if applicable: 14.872
<b>8. Federal Action Number, if known:</b>		<b>9. Award Amount, if known:</b> \$
<b>10. a. Name and Address of Lobbying Entity</b> (if individual, last name, first name, MI):  None  (attach Continuation Sheet(s) SF-LLL-A, if necessary)		<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):  None
<b>11. Amount of Payment</b> (check all that apply): \$ _____ <input type="checkbox"/> actual <input type="checkbox"/> planned		<b>13. Type of Payment</b> (check all that apply): <input type="checkbox"/> a. retainer <input type="checkbox"/> b. one-time fee <input type="checkbox"/> c. commission <input type="checkbox"/> d. contingent fee <input type="checkbox"/> e. deferred <input type="checkbox"/> f. other; specify: _____
<b>12. Form of Payment</b> (check all that apply): <input type="checkbox"/> a. cash <input type="checkbox"/> b. in-kind; specify: nature _____ value _____		
<b>14. Brief Description of Services Performed or to be Performed and Date(s) of Service, including officer(s); employee(s), or Member(s) contacted, for Payment Indicated in Item 11:</b>  None  (attach Continuation Sheet(s) SF-LLL-A, if necessary)		
<b>15. Continuation Sheet(s) SF-LLL-A attached:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<b>16. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This Disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$ 10,000 and not more than \$ 100,000 for each such failure.</b>		Signature:  Print name: Shirley D Young Title: Executive Director Telephone No.: 765-459-3162 Date: 7-20-09

ATTACHMENT (e)

IN007e01

FORM SF-LLL-A

DISCLOSURE OF LOBBYING ACTIVITIES  
CONTINUATION SHEET

ATTACHMENT (f)

IN007f01

RESIDENT ADVISORY BOARD  
(RAB) COMMENTS

(f) Resident Advisory Board (RAB) Comments

No members at the present time.

ATTACHMENT (g)

IN007g01

CHALLENGED ELEMENTS

(g) Challenged Elements

There were no challenged elements.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>						
<b>PHA Name:</b> Kokomo Housing Authority AMP01		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant: 2010</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$90,000.00				
3	1408 Management Improvements	\$41,000.00				
4	1410 Administration (may not exceed 10% of line 21)	\$40,000.00				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$2,500.00				
8	1440 Site Acquisition					
9	1450 Site Improvement	\$261,500.00				
10	1460 Dwelling Structures	\$525,700.00				
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 57,750.00				
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	\$ 22,000.00				
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities <sup>4</sup>					

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.



Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

<b>Part I: Summary</b>						
<b>PHA Name:</b> Kokomo Housing Authority AMP01		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant:2010</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b>						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$1,040,450.00				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
<b>Signature of Executive Director</b>		<b>Date</b>		<b>Signature of Public Housing Director</b>		
				<b>Date</b>		

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>								
PHA Name: Kokomo Housing Authority AMP01			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
Dunbar Court IN007002	Replace Playground Equipment	1460		\$10,000.00				
	Antenna System Upgrade to HDTV	1450		\$20,000.00				
	Plumbing Replacement/Upgrade Interior Plumbing	1460		\$28,000.00				
	Repair/Paint all Exterior Foundation and Apartment Dividers	1460		\$1,000.00				
	Install Sewer Clean Outs	1460		\$18,000.00				
Terrace Tower IN007003	Replace Patio Doors and replace Community room Windows	1460		\$34,000.00				
	Antenna System Upgrade to HDTV/Intercom System	1460		\$30,000.00				
	Replace Hot Water Return Line on 7 <sup>th</sup> Floor	1460		\$20,000.00				
	Install Window Heat Pump in all Units or A/C Unit Sleeve	1460		\$76,500.00				
	Remodel Kitchens (504 Compliance)	1460		\$25,000.00				
	Remodel Bathrooms (504 Compliance)	1460		\$76,500.00				
Civic Center Tower IN007004	Antenna System Upgrade to HDTV/Intercom System	1460		\$30,000.00				
	Repair/Paint Exterior Doors	1465		\$3,000.00				
Scattered Sites IN007007	Replace Furnaces with Energy Star A/C	1460		\$8,000.00				
	Remodel Bathrooms	1450		\$6,000.00				

	Install Sewer Clean Outs	1460		\$2,500.00				
--	--------------------------	------	--	------------	--	--	--	--

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

<b>Part II: Supporting Pages</b>								
PHA Name: <b>Kokomo Housing Authority AMP01</b>			Grant Type and Number Capital Fund Program Grant No: CFPP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
	Replace Carpeting and Tile	1460		\$6,000.00				
	Roof Replacement	1460		\$8,000.00				
	Gutter and Down Spout Replacement add Leaf Guard Screen	1460		\$8,000.00				
	Siding/Foundation Replace/Repair	1450		\$8,000.00				
	Garage Refurbishment	1465		\$2,500.00				
	Storm Door/Exterior Replacement	1460		\$1,600.00				
	Wrap Exposed Exterior Wood with Aluminum	1460		\$6,000.00				
Scattered Sites/IN007008- AMP01	Replace old Furnaces with Energy Star A/C	1460		\$8,000.00				
	Remodel Bath rooms	1460		\$6,000.00				
	Install Sewer Clean Outs	1460		\$2,500.00				
	Wrap Exposed Exterior Wood with Aluminum	1450		\$6,000.00				
	Replace Carpeting/Tile	1465		\$6,000.00				
	Roof Replacement	1460		\$8,000.00				
	Gutter and Down Spout Replacement add Leaf Guard Screen	1460		\$8,000.00				
	Siding/Foundation Replace/Repair	1460		\$8,000.00				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

<b>Part II: Supporting Pages</b>								
PHA Name: Kokomo Housing Authority AMP01			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
	Storm/Exterior Doors Replaced	1460		\$1,600.00				
	Garage Refurbishment	1460		\$2,500.00				
Superior Street IN007009	Replace Windows/Screen Doors	1460		\$1,000.00				
	Upgrade or Replace Fencing	1475		\$7,000.00				
AMP01-Wide	CCTV Security Upgrade	1460		\$8,000.00				
	Replace Obsolete Locks and Cores	1450		\$21,500.00				
	Replace/Repair/Add Security Lights	1460		\$7,000.00				
	Flat Work and Asphalt Replace/Repair	1450		\$100,000.00				
	Landscape/Tree Trimming and Removal	1450		\$100,000.00				
	Revitalization	1460		\$75,000.00				
	Security by Local Law Enforcement	1408		\$20,000.00				
	Staff Professional Dev.	1408		\$5,000.00				
	Computer Software	1408		\$15,000.00				
	Resident Training	1408		\$1,000.00				
	Administration	1410		\$29,250.00				
	Benefits	1410		\$10,500.00				
	Sundries	1410		\$250.00				
	(504) Dwelling Structures	1460		\$1,000.00				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

<b>Part II: Supporting Pages</b>								
PHA Name: <b>Kokomo Housing Authority AMP01</b>			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
	(504) Dwelling Equipment	1465		\$1,250.00				
	Refrigerators & Stoves	1465		\$15,000.00				
	Water Heaters	1465		\$30,000.00				
	Computer Hardware	1475		\$15,000.00				
	Fees and Costs	1430		\$2,500.00				
	Contingency	1502		.00				
	Operations	1406		\$90,000.00				

	Total Estimated Cost			\$1,040,450.00				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		
<b>PHA Name:</b> Kokomo Housing Authority AMP02	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant: 2010</b> <b>FFY of Grant Approval:</b>

<b>Type of Grant</b> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report		
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$82,000.00			
3	1408 Management Improvements	\$41,000.00			
4	1410 Administration (may not exceed 10% of line 21)	\$40,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 2,500.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$277,500.00			
10	1460 Dwelling Structures	\$169,200.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$178,250.00			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	\$ 10,500.00			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

<b>Part I: Summary</b>						
<b>PHA Name:</b> Kokomo Housing Authority AMP02		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant:2010</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b>						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: _____)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$729,950.00				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities	\$ 2,250.00				
23	Amount of line 20 Related to Security - Soft Costs	\$ 20,000.00				
24	Amount of line 20 Related to Security - Hard Costs	\$ 23,000.00				
25	Amount of line 20 Related to Energy Conservation Measures	\$173,000.00				
<b>Signature of Executive Director</b>			<b>Date</b>		<b>Signature of Public Housing Director</b>	
					<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>								
PHA Name: Kokomo Housing Authority AMP02			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
Garden Square IN007001	Boiler #2 Replacement	1465.1		\$150,000.00				
	Water Softeners Repair/Replace	1450		\$1,500.00				
	Antenna System Upgrade to HDTV and Satellite Dishes	1450		\$30,000.00				
	Replace Play Ground Equipment	1450		\$25,000.00				
	Remodel Bathroom	1460		\$5,000.00				
	Replace Interior Doors	1460	50	\$25,000.00				
Pine Valley IN007005	Antenna System Upgrade to HDTV and Satellite Dishes	1450		\$30,000.00				
Scattered Sites IN007007	Refurbish Garages	1460		\$2,500.00				
	Replace Furnaces with Energy Star A/C	1460	2	\$8,000.00				
	Remodel Bathrooms	1460	2	\$6,000.00				
	Install Sewer Clean Outs	1450		\$2,500.00				
	Wrap Exterior Exposed Wood with Aluminum	1460		\$6,000.00				
	Replace Carpeting and Tile	1460		\$6,000.00				
	Roof Replacement	1460	2	\$8,000.00				
	Gutters and Down Spouts Replaced with Leaf Guard Screen	1460		\$8,000.00				
	Siding/Foundation Replace or Repair	1460		\$8,000.00				
	Storm Door/Exterior Door Replacement	1460		\$1,600.00				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report

<b>Part II: Supporting Pages</b>								
PHA Name: Kokomo Housing Authority AMP02		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
Scattered Sites IN007008	Refurbish Garages	1460		\$2,500.00				
	Replace Furnaces with Energy Star A/C	1460	2	\$8,000.00				
	Remodel Bathrooms	1460	2	\$6,000.00				
	Install Sewer Clean Outs	1450		\$2,500.00				
	Wrap Exterior Exposed Wood with Aluminum	1460		\$6,000.00				
	Replace Carpeting and Tile	1460		\$6,000.00				
	Roof Replacement	1460	2	\$8,000.00				
	Gutters and Down Spouts Replaced with Leaf Guard Screen	1460		\$8,000.00				
	Siding/Foundation Replace or Repair	1460		\$8,000.00				
	Storm Door/Exterior Door Replacement	1460		\$1,600.00				
AMP02 – Wide	Revitalization	1460		\$30,000.00				
	Telecom/Security/CCTV Upgrade/Replace	1475		\$8,000.00				
	Replace/Repair/Add Security Lighting	1450		\$15,000.00				
	Flat Work and Asphalt Replace/Repair	1450		\$50,000.00				
	Upgrade or Replace Fencing	1450		\$30,000.00				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part II: Supporting Pages</b>								
PHA Name: Kokomo Housing Authority AMP02			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant:2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
	Landscape/Tree Trimming and removal	1450		\$20,000.00				
	Security by Local Law	1475		\$20,000.00				
	Staff Professional Dev.	1408		\$5,000.00				
	Resident Training	1408		\$1,000.00				
	Computer Software	1408		\$2,500.00				
	Administration	1410		\$29,250.00				
	Benefits	1410		\$10,500.00				
	Sundries	1410		\$250.00				
	(504) Dwelling Structures	1460		\$1,000.00				
	(504) Dwelling Equipment	1465		\$1,250.00				
	Refrigerators & Stoves	1465		\$20,000.00				
	Water Heaters	1465	6	\$7,000.00				
	Computer Hardware	1475		\$15,000.00				
	Fees and Costs	1430		\$2,500.00				
	Contingency	1502		.00				
	Operations	1406		\$82,000.00				
	<b>Total Estimated Cost</b>			<b>\$729,950.00</b>				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>						
<b>PHA Name:</b> Kokomo Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant: 2008</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2009 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$160,000.00	\$160,000.00	\$115,000.00	\$115,000.00	
3	1408 Management Improvements	\$60,500.00	\$60,500.00	\$20,560.12	\$20,560.12	
4	1410 Administration (may not exceed 10% of line 21)	\$80,083.00	\$80,083.00	\$0.00	\$0.00	
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00	
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00	
7	1430 Fees and Costs	\$5,000.00	\$5,000.00	\$0.00	\$0.00	
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	
9	1450 Site Improvement	\$51,000.00	\$51,000.00	\$0.00	\$0.00	
10	1460 Dwelling Structures	\$432,000.00	\$432,000.00	\$88,426.80	\$60,129.80	
11	1465.1 Dwelling Equipment—Nonexpendable	\$6,500.00	\$6,500.00	\$270.00	\$270.00	
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00	
13	1475 Non-dwelling Equipment	\$5,000.00	\$5,000.00	\$0.00	\$0.00	
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00	
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00	
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00	
17	1499 Development Activities <sup>4</sup>	\$0.00	\$0.00	\$0.00	\$0.00	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

<b>Part I: Summary</b>						
<b>PHA Name:</b> Kokomo Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant:2008</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2009 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment			\$0.00	\$0.00	
19	1502 Contingency (may not exceed 8% of line 20)	\$749.00	\$749.00	\$0.00	\$0.00	
20	Amount of Annual Grant:: (sum of lines 2 – 19)	\$800,832.00	\$800,832.00	\$224,256.92	\$195,959.92	
21	Amount of line 20 Related to LBP Activities			\$0.00	\$0.00	
22	Amount of line 20 Related to Section 504 Activities		\$4,500.00	\$0.00	\$0.00	
23	Amount of line 20 Related to Security - Soft Costs		\$40,000.00	\$0.00	\$0.00	
24	Amount of line 20 Related to Security - Hard Costs			\$0.00	\$0.00	
25	Amount of line 20 Related to Energy Conservation Measures					
<b>Signature of Executive Director</b>		<b>Date</b>		<b>Signature of Public Housing Director</b>		
				<b>Date</b>		

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>								
PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>2</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
Garden Square IN007001	Replace 1 Boiler/Fans/Hot Water Loop Repair	1460		\$60,000.00	\$56,802.93	\$13,125.42	\$13,125.42	
	Playground	1450		\$5,000.00	\$5,000.00			
	Convert Gas to Electric IV/VI	1460		\$10,000.00	\$10,000.00			
Dunbar Court IN007002	Replace Furnaces (12) I/II	1460		\$25,000.00	\$33,141.30	\$33,141.30	\$33,141.30	
	Playground	1450		\$1,000.00	\$1,000.00			
	Refinish Cabinets/Replace Countertops (12) I/II	1460		\$12,000.00	\$12,000.00			
	Entry/Interior Doors II/III	1460		\$30,000.00	\$30,000.00			
Terrace Tower IN007003	Smoke Alarms Replacements			\$18,000.00	\$18,000.00			
	Replace/Repair Entry Doors Front & Back	1460		\$5,000.00	\$5,000.00			
	Bathtubs II/III	1460		\$25,000.00	\$25,000.00			
	Elevator Upgrade II/III	1460		\$15,000.00	\$18,039.99	\$17,003.00	\$316.00	
Civic Center Tower IN007004	Replace/Repair 3 Entry Doors Front and Back	1460		\$5,000.00	\$5,000.00			
	Replace 1 Boiler	1460		\$100,000.00	\$100,000.00			
	Seal Replacement – Windows II/II	1460		\$25,000.00	\$25,000.00			
	Elevator Upgrade II/III	1460		\$15,000.00	\$11,960.01	\$11,610.00	\$350.01	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report

**Part II: Supporting Pages**

**Expires 4/30/2011**

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised <sup>2</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
Pine Valley IN007005	Bathtubs/Surrounds/Vanities II/III	1460		\$10,000.00	\$13,197.07	\$13,197.07	\$13,197.07	
	Furnace Replacement II/II	1460		\$75,000.00	\$66,858.70			
	Resurface and Reline Parking Development	1450		\$42,000.00	\$42,000.00			
Scattered Sites IN007007	None			0	0			
Scattered Sites IN007008	None			0	0			
Superior Street IN007009	Landscaping/Tree Trimming	1450		\$3,000.00	\$3,000.00			
AMP02 – Wide	Security by Local Law	1408		\$40,000.00	\$40,000.00	\$20,000.00	\$20,000.00	
	Staff Professional Dev.	1408		\$10,000.00	\$10,000.00	\$437.12	\$437.12	
	Resident Training	1408		\$5,000.00	\$5,000.00			
	Computer Software	1408		\$5,000.00	\$5,000.00			
	KHIDS	1408		\$500.00	\$500.00	\$123.00	\$123.00	
	Administration	1410		\$58,583.00	\$58,583.00			
	Benefits	1410		\$21,000.00	\$21,000.00			
	Sundries	1410		\$500.00	\$500.00			
	(504) Dwelling Structures	1460		\$2,000.00	\$2,000.00			
	(504) Dwelling Equipment	1465		\$2,500.00	\$2,500.00			
	Fees and Costs	1430		\$5,000.00	\$5,000.00			
	Refrigerators (30)	1465		\$2,000.00	\$2,000.00			
	Stoves (16)	1465		\$2,000.00	\$2,000.00	\$270.00	\$270.00	

<b>Part II: Supporting Pages</b>								
PHA Name: Kokomo Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2008</b>			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised <sup>2</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
	Computer Hardware	1475		\$5,000.00	\$5,000.00			
	Contingency	1502		\$749.00	\$749.00			
	Operations	1406		\$160,000.00	\$160,000.00	\$115,000.00	\$115,000.00	
	<b>Total Estimated Cost</b>			<b>\$800,832.00</b>	<b>\$800,832.00</b>	<b>\$224,256.92</b>	<b>\$195,959.92</b>	

**Expires 4/30/2011**

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		
<b>PHA Name:</b> Kokomo Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant: 2007</b> <b>FFY of Grant Approval:</b>

**Type of Grant**  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no:  
 Performance and Evaluation Report for Period Ending: June 30, 2009       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>6</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$155,297.00	\$155,397.00	\$123,043.40	\$123,043.40
3	1408 Management Improvements	\$80,500.00	\$80,757.25	\$54,182.06	\$54,182.06
4	1410 Administration (may not exceed 10% of line 21)	\$77,699.00	\$77,699.00	\$69,729.30	\$69,729.30
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$5,000.00	\$5,000.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$7,000.00	\$52,912.93	\$45,912.93	\$45,912.93
10	1460 Dwelling Structures	\$414,719.00	\$361,009.07	\$219,058.09	\$193,558.09
11	1465.1 Dwelling Equipment—Nonexpendable	\$14,665.00	\$23,289.00	\$22,509.79	\$22,509.79
12	1470 Non-dwelling Structures	\$5,000.00	\$5,000.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$15,000.00	\$15,000.00	\$9,243.10	\$9,243.10
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities <sup>4</sup>	\$0.00	\$0.00	\$0.00	\$0.00

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

<b>Part I: Summary</b>						
<b>PHA Name:</b> Kokomo Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant:2007</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2009 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>6</sup>	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00	
19	1502 Contingency (may not exceed 8% of line 20)	\$2,007.00	\$922.75	\$0.00	\$0.00	
20	Amount of Annual Grant:: (sum of lines 2 – 19)	\$776,987.00	\$776,987.00	\$543,678.67	\$158,178.67	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities	\$4,500.00	\$4,500.00	\$0.00	\$0.00	
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00	
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00	
25	Amount of line 20 Related to Energy Conservation Measures					
<b>Signature of Executive Director</b>		<b>Date</b>		<b>Signature of Public Housing Director</b>		
				<b>Date</b>		

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>								
PHA Name: Kokomo Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2007</b>			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>6</sup>	Funds Obligated	Funds Expended	
Garden Square IN007001	Storm Door Replace III/IV	1460		\$15,000.00	\$15,000.00	\$10,521.79	\$10,521.79	
	Convert Gas to Electric III/VI	1460		\$20,000.00	\$20,000.00			
Dunbar Court IN007002	Entry/Interior Doors	1460		\$20,000.00	\$20,000.00	\$2,647.62	\$2,647.62	
Central Maint. IN007003	Roof Replacement	1470		\$5,000.00	\$5,000.00			
Terrace Tower IN007003	Bathtubs	1460	65	\$20,000.00	\$20,000.00			
	Elevator Upgrade	1460		\$15,000.00	\$15,000.00	\$15,000.00	\$4,500.00	
Civic Center Tower IN007004	Elevator Upgrade	1460		\$15,000.00	\$15,000.00	\$15,000.00		
	Seal Replacement – Windows	1460		\$20,000.00	\$20,000.00	\$10,772.31	\$10,772.31	
Pine Valley IN007005	Fence Repairs/Landscaping	1450		\$45,912.93	\$45,912.93	\$45,912.93	\$45,912.93	
	Bathtubs/Surrounds/Vanities I/III	1460	30	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	
	Furnace Replacement	1460	10	\$30,000.00	\$30,000.00	\$1,529.30	\$1,529.30	
	Windows/siding/landscaping IV/IV	1460		\$215,719.00	\$162,009.07	\$132,009.07	\$132,009.07	
Scattered Sites IN007007	Fence Repair/Replacement	1450		\$2,000.00	\$2,000.00			
	Roof Repair/Replacement	1460		\$6,000.00	\$6,000.00			

<b>Part II: Supporting Pages</b>								
PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised <sup>6</sup>	Funds Obligated	Funds Expended	
Scattered Sites IN007008	Fence Repair/Replacement	1450		\$2,000.00	\$2,000.00			
	Roof Replacement			\$6,000.00	\$6,000.00	\$1,128.00	\$1,128.00	
Superior Street IN007009	Landscaping/Tree Trimming	1450		\$3,000.00	\$3,000.00			
AMPO2 – Wide Management Improve.	Security by Local Law Enforcement	1408		\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	
	Staff Professional Dev.	1408		\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	
	Resident Training	1408		\$5,000.00	\$5,000.00			
	Computer software	1408		\$25,000.00	\$25,000.00	\$3,424.81	\$3,424.81	
	KHIDS	1408		\$500.00	\$757.25	\$757.25	\$757.25	
Administration	Admin. Salaries	1410		\$56,800.00	\$56,800.00	\$51,421.68	\$51,421.68	
	Benefits	1410		\$20,399.00	\$20,399.00	\$18,240.28	\$18,240.28	
	Sundries	1410		\$500.00	\$500.00	\$67.34	\$67.34	
	(504) Dwelling Structures	1460		\$2,000.00	\$2,000.00	\$450.00	\$450.00	
	(504) Dwelling Equipment	1465		\$2,500.00	\$2,500.00	\$1,742.84	\$1,742.84	
	Refrigerators (30)	1465		\$8,100.00	\$15,897.00	\$15,874.95	\$15,874.95	
	Stoves (16)	1465		\$4,065.00	\$4,892.00	\$4,892.00	\$4,892.00	
	Computer Hardware	1475		\$5,000.00	\$5,000.00	\$2,180.83	\$2,180.83	
	Phone System/Time Clock	1475		\$10,000.00	\$10,000.00	\$7,062.27	\$7,062.27	
Fees and Costs	Fees & Costs	1430		\$5,000.00	\$5,000.00			
	Contingency	1502		\$2,007.00	\$922.75			
	Operations	1406		\$155,397.00	\$155,397.00	\$123,043.40	\$123,043.40	
	<b>Totals</b>			<b>\$776,987.00</b>	<b>\$776,987.00</b>	<b>\$543,678.67</b>	<b>\$518,178.67</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>						
<b>PHA Name:</b> Kokomo Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant: 2006</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2009 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$93,722.00	\$119,235.05	\$119,235.05	\$111,747.56	
3	1408 Management Improvements	\$55,500.00	\$50,532.19	\$50,532.19	\$50,532.19	
4	1410 Administration (may not exceed 10% of line 21)	\$77,233.00	\$79,482.65	\$79,482.65	\$79,482.65	
5	1411 Audit	\$0.00	\$0.00			
6	1415 Liquidated Damages	\$0.00	\$0.00			
7	1430 Fees and Costs	\$15,000.00	\$4,738.93	\$3,941.12	\$3,941.12	
8	1440 Site Acquisition	\$0.00	\$0.00			
9	1450 Site Improvement	\$80,081.00	\$99,922.87	\$95,714.16	\$94,614.16	
10	1460 Dwelling Structures	\$327,357.00	\$286,340.21	\$284,399.11	\$284,399.11	
11	1465.1 Dwelling Equipment—Nonexpendable	\$61,665.00	\$86,465.79	\$86,465.79	\$86,465.79	
12	1470 Non-dwelling Structures	\$0.00	\$0.00			
13	1475 Non-dwelling Equipment	\$52,000.00	\$68,425.31	\$68,425.31	\$68,425.31	
14	1485 Demolition	\$0.00	\$0.00			
15	1492 Moving to Work Demonstration	\$0.00	\$0.00			
16	1495.1 Relocation Costs	\$0.00	\$0.00			
17	1499 Development Activities <sup>4</sup>	\$0.00	\$0.00			

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

<b>Part I: Summary</b>						
<b>PHA Name:</b> Kokomo Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant:2006</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2009 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		\$0.00			
19	1502 Contingency (may not exceed 8% of line 20)	\$9,767.00	\$0.00			
20	Amount of Annual Grant:: (sum of lines 2 – 19)	\$772,325.00	\$795,143.00	\$788,195.38	\$779,607.89	
21	Amount of line 20 Related to LBP Activities		\$0.00			
22	Amount of line 20 Related to Section 504 Activities	\$4,500.00	\$4,500.00			
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00			
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00			
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00			
<b>Signature of Executive Director</b>			<b>Date</b>	<b>Signature of Public Housing Director</b>		
				<b>Date</b>		

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>								
PHA Name: Kokomo Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: CFPP (Yes/ No): Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2006</b>			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>13</sup>	Funds Obligated	Funds Expended	
Garden Square IN007001	Landscaping/Tree Trimming	1450		\$10,000.00	\$19,780.08	\$19,780.08	\$19,780.08	
	Storm Door Replace II/IV	1460		\$1,000.00	\$970.00	\$970.00	\$970.00	
	Convert Gas to Electric II/VI	1460		\$5,000.00	\$7,527.40	\$7,527.40	\$7,527.40	
Dunbar Court IN007002	Landscaping/Tree Trimming	1450		\$5,000.00	\$8,755.00	\$8,755.00	\$7,655.00	
Terrace Tower IN007003	Roof Replacement/Exhaust Fans/Replace Motors (10)	1460		\$100,000.00	\$86,157.98	\$86,157.98	\$86,157.98	
	Paint Corridors/Interior Apts. II/III	1460		\$4,000.00	\$112.80	\$112.80	\$112.80	
	Landscaping/Tree Trimming	1450		\$5,000.00	\$3,138.68	\$3,138.68	\$3,138.68	
Central Maint. IN007003	None							
Civic Center Tower IN007004	Heat Pumps	1465	20	\$15,000.00	\$35,615.76	\$35,615.76	\$35,615.76	
	Replace Water Softeners	1465	1	\$10,000.00	\$2,470.00	\$2,470.00	\$2,470.00	
	Cooling Tower Upgrades	1465		\$2,000.00	\$2,400.96	\$2,400.96	\$2,400.96	
	Replace Fire Pump	1465		\$20,000.00	\$20,430.00	\$20,430.00	\$20,430.00	
	Paint Corridors/Interior Apts. II/III	1460		\$10,000.00	\$0.00			
	Landscaping/Tree Trimming	1450		\$5,000.00	\$5,015.40	\$5,015.40	\$5,015.40	
Pine Valley IN007005	Landscaping/Tree Trimming	1450		\$3,300.00	\$9,130.53	\$6,521.82	\$6,521.82	
	Windows/Siding/Landscaping III/IV	1460		\$159,091.00	\$142,885.00	\$142,885.00	\$142,885.00	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

<b>Part II: Supporting Pages</b>								
PHA Name: Kokomo Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2006</b>			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised <sup>13</sup>	Funds Obligated	Funds Expended <sup>2</sup>	
	Fence Repair/Patio Repair-Concrete Replaced Phase III/III	1450		\$35,781.00	\$35,781.00	\$35,781.00	\$35,781.00	
Scattered Sites IN007007	Roof Repair/Replacement	1460		\$4,000.00	\$3,181.00	\$3,181.00	\$3,181.00	
	Flooring (1) House	1460		\$2,000.00	\$769.26	\$769.26	\$769.26	
	Furnace (1)	1460		\$1,500.00	\$2,558.90	\$2,558.90	\$2,558.90	
	Window Replacement (1)	1460		\$8,600.00	\$8,546.00	\$8,546.00	\$8,546.00	
	Siding Replacement (1)	1460		\$12,000.00	\$11,661.00	\$11,661.00	\$11,661.00	
	Driveway/Sidewalk	1450		\$5,000.00	\$3,450.00	\$3,450.00	\$3,450.00	
	Replace Kitchen Cabinets	1460		\$3,000.00	\$970.55			
	Fence Repair/Replacement	1450		\$2,000.00	\$3,808.00	\$3,808.00	\$3,808.00	
	Landscaping/Tree Trimming	1450		\$2,000.00	\$1,000.00			
Scattered Sites IN007008	Roof Repair/Replacement	1460		\$4,000.00	\$6,296.00	\$6,296.00	\$6,296.00	
	Flooring (1) House	1460		\$2,000.00	\$2,695.87	\$2,695.87	\$2,695.87	
	Furnace	1460		\$1,500.00	\$6,371.90	\$6,371.90	\$6,371.90	
	Window Replacement (1)	1460		\$4,666.00	\$4,666.00	\$4,666.00	\$4,666.00	
	Kitchen Cabinets	1460		\$3,000.00	\$970.55			
	Driveway/Sidewalk	1450		\$2,000.00	\$8,950.00	\$8,950.00	\$8,950.00	
	Fence Repair/Replacement	1450		\$2,000.00	\$0.00			
	Landscaping/Tree Trimming	1450		\$2,000.00	\$600.00			

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report

<b>Part II: Supporting Pages</b>								
PHA Name: Kokomo Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2006</b>			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised <sup>13</sup>	Funds Obligated	Funds Expended	
Superior Street IN007009	Landscaping/Tree Trimming	1450		\$1,000.00	\$514.18	\$514.18	\$514.18	
PHA-Wide	Security by Local Law Enforcement	1408		\$35,000.00	\$35,000.00	\$35,000.00	\$35,000.00	
Management Improve.	Staff Professional Dev.	1408		\$10,000.00	\$10,032.19	\$10,032.19	\$10,032.19	
	Resident Training	1408		\$5,000.00	\$0.00			
	Computer Software	1408		\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	
	KHIDS	1408		\$500.00	\$500.00	\$500.00	\$500.00	
Administration	Admin. Salaries	1410		\$56,458.00	\$58,858.14	\$58,858.14	\$58,858.14	
	Benefits	1410		\$20,275.00	\$20,156.16	\$20,156.16	\$20,156.16	
	Sundries	1410		\$500.00	\$468.35	\$468.35	\$468.35	
	(504) Dwelling Structures	1460		\$2,000.00	\$0.00			
	(504) Dwelling Equipment	1465		\$2,500.00	\$4,400.57	\$4,400.57	\$4,400.57	
	Refrigerators (30)	1465		\$8,100.00	\$18,748.50	\$18,748.50	\$18,748.50	
	Stoves (16)	1465		\$4,065.00	\$2,400.00	\$2,400.00	\$2,400.00	
	Computer Hardware	1475		\$50,000.00	\$67,087.31	\$67,087.31	\$67,087.31	
	Copiers/Laminator	1475		\$2,000.00	\$1,338.00	\$1,338.00	\$1,338.00	
Fees and Costs	Fees & Costs	1430		\$15,000.00	\$4,738.93	\$3,941.12	\$3,941.12	
	Contingency	1502		\$9,767.00	\$0.00			
	Operations	1406		\$93,722.00	\$119,235.05	\$119,235.05	\$111,747.56	
	<b>Totals</b>			<b>\$772,325.00</b>	<b>\$795,143.00</b>	<b>\$788,195.38</b>	<b>\$779,607.89</b>	

**Capital Fund Program—Five-Year Action Plan AMP01**

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

<b>Part I: Summary</b>						
PHA Name/Number Kokomo Housing Authority AMP01		Locality (City/County & State) Kokomo/Howard, 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 <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
	AMP01 Civic Center Tower					
B.	Physical Improvements Subtotal	Annual Statement	\$576,950.00	\$604,650.00	\$1,414,950.00	\$2,330,250.00
C.	Management Improvements		\$ 28,500.00	\$ 28,500.00	\$ 33,500.00	\$ 51,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		\$ 2,500.00	\$ 10,000.00	\$ 55,000.00	\$ 228,000.00
E.	Administration		\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00
F.	Other		\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
G.	Operations		\$ 90,000.00	\$ 90,000.00	\$ 90,000.00	\$ 90,000.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$740,450.00	\$775,650.00	\$1,635,950.00	\$2,741,750.00
L.	Total Non-CFP Funds					
M.	Grand Total		\$740,450.00	\$775,650.00	\$1,635,950.00	\$2,741,750.00

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2</u> FFY <u>2011</u>			Work Statement for Year: <u>3</u> FFY <u>2012</u>		
	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	<b>Dunbar Court/IN007002</b>			<b>Dunbar Court/IN007002</b>		
Annual Statement	Upgrade Playground(s) Equipment		\$10,000.00	Repair/Paint all Exterior Foundation and Apartment Dividers	8 Bldgs.	\$1,000.00
	Plumbing Upgrade/Repair Interior Plumbing		\$28,000.00	Remodel Bathrooms	2	\$6,000.00
	Install Sewer Clean Outs		\$18,000.00	Install Sewer Clean Outs		\$18,000.00
	Replace Hard Wired Smoke Detectors	48	\$1,500.00	Plumbing Upgrade/Repair Interior Plumbing		\$28,000.00
	Repair/Paint all Exterior Foundation and Apartment Dividers	8 Bldgs	\$1,000.00	<b>Terrace Tower IN007003</b>		
	Bathroom Fan/Light Replacement	24	\$6,000.00	Replace Patio Doors and Replace Community Room Windows		\$34,000.00
	<b>Terrace Tower IN007003</b>			Replace/Repair Generator		\$100,000.00
	Replace Patio Doors and Replace Community Room Windows		\$34,000.00	Remodel Kitchens (504 Compliance)	3	\$25,000.00
	Remodel Bathrooms (504 Compliance)	3	\$25,000.00	Remodel Bathrooms (504 Compliance)	3	\$6,000.00
	Subtotal of Estimated Cost		\$123,500.00	Subtotal of Estimated Cost		\$218,000.00

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2</u> FFY <u>2011</u>			Work Statement for Year: <u>3</u> FFY <u>2012</u>		
	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	<b>Terrace Tower IN007003-continued</b>			<b>Civic Center Tower IN007004</b>		
Annual	Replace Hard Wired Smoke Detectors	105	\$3,000.00	Replace/Repair Generator		\$100,000.00
Statement	Upgrade all Lighting in Hallways		\$15,000.00	<b>Scattered Sites IN007007</b>		
	Remodel Kitchens (504 Compliance)	3	\$25,000.00	Garage Refurbishment		\$2,500.00
	<b>Civic Center Tower IN007004</b>			Replace Furnaces with Energy Star A/C	2	\$8,000.00
	Repair/Replace Windows – Green Room/Community Room		\$30,000.00	Remodel Bathrooms	2	\$6,000.00
	Replace Hard Wired Smoke Detectors	105	\$3,000.00	Install Sewer Clean Outs		\$2,500.00
	Remodel Bathrooms	3	\$25,000.00	Wrap Exposed Exterior Wood with Aluminum		\$6,000.00
	Repair/Replace Trash Compactor		\$50,000.00	Replace Carpeting and Tile		\$6,000.00
	<b>Scattered Sites IN007007</b>			Roof Replacement	1	\$8,000.00
	Replace Furnaces with Energy Star A/C	2	\$8,000.00	Gutter/Down Spout Replace with Leaf Guard Screen		\$8,000.00
	Subtotal of Estimated Cost		\$159,000.00	Subtotal of Estimated Cost		\$147,000.00

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2</u> FFY <u>2011</u>			Work Statement for Year: <u>3</u> FFY <u>2012</u>		
	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	<b>Scattered Sites IN007007 – continued</b>			<b>Scattered Sites IN007007 - continued</b>		
Annual	Remodel Bathrooms	2	\$6,000.00	Siding/Foundation Replace/Repair		\$8,000.00
Statement	Install Sewer Clean Outs		\$2,500.00	Storm/Exterior Doors Replacement		\$1,600.00
	Wrap all Exposed Exterior Wood with Aluminum		\$6,000.00	Replace Carpeting and Tile		\$6,000.00
	Replace Carpeting and Tile		\$6,000.00	Roof Replacement	1	\$8,000.00
	Roof Replacement	1	\$8,000.00	<b>Scattered Sites IN007008</b>		
	Gutter/Down Spout Replace with Leaf Guard Screen		\$8,000.00	Remodel Bathrooms	2	\$6,000.00
	Siding/Foundation Replace/Repair		\$8,000.00	Garage Refurbishment		\$2,500.00
	Storm/Exterior Doors Replacement		\$1,600.00	Replace Furnaces with Energy Star A/C	2	\$8,000.00
	Garage Refurbishment		\$2,500.00	Install Sewer Clean Outs		\$2,500.00
	Subtotal of Estimated Cost		\$48,600.00	Subtotal of Estimated Cost		\$42,600.00

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2</u> FFY <u>2011</u>			Work Statement for Year: <u>3</u> FFY <u>2012</u>		
	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	<b>Scattered Sites IN007008</b>			<b>Scattered Sites IN007008 - continued</b>		
Annual	Replace Furnaces with Energy Star A/C	2	\$8,000.00	Wrap Exposed Exterior Wood with Aluminum		\$6,000.00
Statement	Garage Refurbishment		\$2,500.00	Replace Carpeting and Tile		\$6,000.00
	Replace Carpet and Tile		\$6,000.00	<b>AMP01- Wide</b>		
	Roof Replacement	1	\$8,000.00	CCTV Security Upgrade		\$8,000.00
	Gutter/Down Spout Replace with Leaf Guard Screen		\$8,000.00	Replace Obsolete Locks and Cores		\$3,800.00
	Siding/Foundation Replace/Repair		\$8,000.00	Security Lights Replace and Add Exterior Lights		\$7,000.00
	Storm/Exterior Doors Replacement		\$1,600.00	Upgrade or Replace Fencing		\$7,000.00
	<b>Superior Street IN007008</b>			Flat Work and Asphalt Replace/Repair		\$100,000.00
	Replace Windows/Screen Doors		\$1,000.00	Landscape/Tree Trimming and Removal		\$20,000.00
	<b>AMP01 – Wide</b>			Revitalization		\$25,000.00
	CCTV Security Upgraded		\$8,000.00	Security by Local Law Enforcement		\$20,000.00
	Replace Obsolete Locks and Cores		\$21,500.00	Staff Professional Dev.		\$5,000.00
	Subtotal of Estimated Cost		\$72,600.00	Subtotal of Estimated Cost		\$207,800.00

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2</u> FFY <u>2011</u>			Work Statement for Year: <u>3</u> FFY <u>2012</u>		
	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	<b>AMP01 – Wide - continued</b>			<b>AMP01- Wide - continued</b>		
Annual	Replace/Repair/Add Security Lighting		\$7,000.00	Computer Software		\$2,500.00
Statement	Flat Work and Asphalt Replace/Repair		\$100,000.00	Resident Training		\$1,000.00
	Upgrade or Replace Fencing		\$7,000.00	Administration		\$29,250.00
	Landscape/Tree Trimming and Removal		\$20,000.00	Benefits		\$10,500.00
	Revitalization		\$25,000.00	Sundries		\$250.00
	Security by Local Law Enforcement		\$20,000.00	(504) Dwelling Structures		\$1,000.00
	Staff Professional Dev.		\$5,000.00	(504) Dwelling Equipment		\$1,250.00
	Computer Software		\$2,500.00	Refrigerators & Stoves		\$5,000.00
	Resident Training		\$1,000.00	Water Heaters		\$7,000.00
	Administration		\$29,250.00	Computer Hardware		\$10,000.00
	Benefits		\$10,500.00	Fees and Costs		\$2,500.00
	Sundries		\$250.00	Contingency		.00
	(504) Dwelling Structures		\$1,000.00	Operations		\$90,000.00
	(504) Dwelling Equipment		\$1,250.00			
	Subtotal of Estimated Cost		\$229,750.00	Subtotal of Estimated Cost		\$160,250.00



<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>4</u> FFY <u>2013</u>			Work Statement for Year: <u>5</u> FFY <u>2014</u>		
	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	<b>Dunbar Court IN007002</b>			<b>Dunbar Court IN007002</b>		
Annual	Repair/Paint all Exterior Foundation and Apartment Dividers	8	\$1,000.00	Replace Exterior Doors/Storm Doors and Frames	24 Units	\$96,000.00
Statement	Replace HVAC System		\$25,000.00	Replace HVAC System		\$72,000.00
	Remodel Bathrooms	2	\$3,000.00	Remodel Bathrooms	6	\$10,000.00
	Replace Playground Equipment		\$10,000.00	Upgrade Playground(s) Equipment		\$10,000.00
	Install Sewer Clean Outs		\$18,000.00	Kitchen & Utility Room Remodeling		\$48,000.00
	Plumbing Upgrade/Repair Interior Plumbing		\$28,000.00	Electrical System Upgrade		\$36,000.00
	<b>Terrace Tower IN007003</b>			Plumbing Replacement/Upgrade Interior Plumbing		\$48,000.00
	New Roof Top Heating and Cooling Unit		\$30,000.00	Install Sewer Clean Outs		\$18,000.00
	Common Area HVAC Upgrade		\$20,000.00	Replace Interior Doors and Frames	24 Units	\$24,000.00
	Kitchen & Utility Room Remodeling		\$25,000.00	Flat Work Grind and/or Repair all Walkways, Steps, Porches		\$50,000.00
	Flat Work Grind and Repair all Walkways		\$10,000.00	Install Ornamental Fencing		\$30,000.00
	Subtotal of Estimated Cost		\$170,000.00	Subtotal of Estimated Cost		\$442,000.00

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>4</u> FFY <u>2013</u>			Work Statement for Year: <u>5</u> FFY <u>2014</u>		
	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	<b>Terrace Tower IN007003 - continued</b>			<b>Dunbar Court IN007002 - continued</b>		
Annual	Exterior Building Cleaning, Sealing and Painting		\$25,000.00	Gutter/Down Spout with Leaf Guard System		\$35,000.00
Statement	Update Stand Pipe System		\$20,000.00	<b>Terrace Tower IN007003</b>		
	Automatic Door Closer System Replace/Repair		\$20,000.00	New Roof Top Heating and Cooling Unit		\$30,000.00
	Carpet/Tile Replacement Halls and Community Spaces		\$21,000.00	Common Area HVAC Upgrade		\$20,000.00
	Replace Apartment Floor Tile	105 Units	\$51,000.00	Repair/Replace Trash Compactor		\$20,000.00
	Remodel Bathrooms	10 Units	\$76,500.00	Replace/Repair Generator		\$75,000.00
	Remove Nurse Call System	105 Units	\$11,000.00	Replace Patio Doors	50 Units	\$52,500.00
	<b>Civic Center Tower IN007004</b>			Install Window Heat Pump in all Units or A/C Unit Sleeve	50 Units	\$52,500.00
	Replace/Repair Cooling Tower		\$100,000.00	Remodel Bathrooms	4	\$25,000.00
	Replace/Repair Glycol Recirculating Pumps		\$30,000.00	Kitchen & Utility Room Remodeling	3	\$25,000.00
	Subtotal of Estimated Cost		\$354,500.00	Subtotal of Estimated Cost		\$335,000.00

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>4</u> FFY <u>2013</u>			Work Statement for Year: <u>5</u> FFY <u>2014</u>		
	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	<b>Civic Center Tower IN007004 - continued</b>			<b>Terrace Tower IN007003 – continued</b>		
Annual	Remove Landscaping on North Side of Building to add More Parking		\$20,000.00	Flat Work Grind and Repair all Walkways		\$40,000.00
Statement	Complete Landscaping Make Over		\$20,000.00	Exterior Building Cleaning, Sealing and Painting		\$20,000.00
	Repair/Replace Heat Pumps	10	\$42,000.00	Update Stand Pipe System		\$10,000.00
	Replace/Repair Windows in Units	25	\$53,000.00	Plumbing Replacement		\$25,000.00
	Replace Apartment Entry Doors	10	\$55,000.00	Carpet/Tile Replacement Halls and Community Spaces		\$25,000.00
	Remodel Bathrooms	5	\$45,000.00	Replace Apartment Floor Tile	8	\$25,000.00
	Roof Replacement		\$92,000.00	Replace Common Area Windows		\$5,000.00
	Exterior Building Cleaning and Sealing		\$50,000.00	Audio Visual/Intercom Entry System		\$15,000.00
	Solar Heater System Upgrade		\$20,000.00	Upgrade Common Area Restrooms		\$5,000.00
	Water Line Replacement in Penthouse and Mechanical Room		\$30,000.00	Elevator Repair		\$15,000.00
	Remove Nurse Call System		\$11,000.00	Upgrade Laundry Room		\$5,000.00
	Subtotal of Estimated Cost		\$438,000.00	Subtotal of Estimated Cost		\$190,000.00

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>4</u> FFY <u>2013</u>			Work Statement for Year: <u>5</u> FFY <u>2014</u>		
	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	<b>Civic Center Tower IN007004 - continued</b>			<b>Terrace Tower IN007003 – continued</b>		
Annual	Replace all Hallway/Office/Maintenance Doors		\$20,000.00	Repair/Replace all Entry Door(s), Maintenance Doors		\$15,000.00
Statement	Automatic Door Closer System Replace/Repair		\$20,000.00	Repave/Resurface/Reconfigure Driveways		\$40,000.00
	<b>Scattered Sites IN007007</b>			Upgrade all Lighting in Hallways		\$10,000.00
	Garage Refurbishment		\$2,500.00	Ceiling Tile Replacement Throughout Building		\$15,000.00
	Remodel Bathrooms	2	\$6,000.00	<b>Civic Center Tower IN007004</b>		
	Replace Furnaces with Energy Star A/C	2	\$8,000.00	Replace/Repair Cooling Tower		\$75,000.00
	Wrap Exposed Exterior Wood with Aluminum		\$6,000.00	Replace/Repair Generator		\$75,000.00
	Replace Carpeting and Tile		\$6,000.00	Replace/Repair Glycol Recirculating Pumps		\$10,000.00
	Roof Replacement		\$8,000.00	Replace/Repair Trash Compactor		\$15,000.00
	Gutter and Down Spout Replacement add Leaf Guard Screen		\$8,000.00	Remove Landscaping on North Side of Building to Add more Parking		\$15,000.00
	Subtotal of Estimated Cost		\$84,500.00	Subtotal of Estimated Cost		\$270,000.00

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
<b>Work Statement for Year 1 FFY <u>2010</u></b>	<b>Work Statement for Year <u>4</u> FFY 2013</b>			<b>Work Statement for Year: <u>5</u> FFY 2014</b>		
	<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>	<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
See	<b>Scattered Sites IN007007 - continued</b>			<b>Civic Center Tower IN007004 - continued</b>		
Annual	Siding/Foundation Replacement		\$8,000.00	Complete Landscaping Make Over		\$25,000.00
Statement	Storm/Exterior Door Replacement		\$1,600.00	Upgrade HVAC System in Hallways/Common Area		\$25,000.00
	Install Sewer Clean Outs		\$2,500.00	Replace/Repair Windows in Units	5	\$10,000.00
	<b>Scattered Sites IN007008</b>			Replace Apartment Entry Doors		\$83,200.00
	Garage Refurbishment		\$25,000.00	Remodel Bathrooms	6	\$52,000.00
	Replace Furnaces with Energy Star A/C	2	\$8,000.00	Kitchen & Utility Room Remodeling	6	\$52,000.00
	Remodel Bathrooms	2	\$6,000.00	Replace all Hallway/Office/Maintenance Doors		\$10,000.00
	Install Sewer Clean Outs		\$2,500.00	Roof Replacement		\$75,000.00
	Wrap Exposed Exterior Wood with Aluminum		\$6,000.00	Exterior Building Cleaning and Sealing		\$25,000.00
	Replace Carpeting and Tile		\$6,000.00	Solar Heater System Upgrade		\$25,000.00
	Subtotal of Estimated Cost		\$65,600.00	Subtotal of Estimated Cost		\$382,200.00

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
<b>Work Statement for Year 1 FFY <u>2010</u></b>	<b>Work Statement for Year <u>4</u> FFY 2013</b>			<b>Work Statement for Year: <u>5</u> FFY 2014</b>		
	<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>	<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
See	<b>Scattered Sites IN007008 - continued</b>			<b>Civic Center Tower IN007004 – continued</b>		
Annual	Roof Replacement	2	\$8,000.00	Plumbing Replacement Penthouse/Mechanical Rooms		\$25,000.00
Statement	Gutter and Down Spout Replacement add Leaf Guard Screen		\$8,000.00	Ceiling Tile Replacement Whole Building		\$25,000.00
	Siding/Foundation Replacement		\$8,000.00	Replace all Lights Energy Efficient Fixtures		\$25,000.00
	Storm/Exterior Door Replacement		\$1,600.00	Audio Visual/Intercom Entry System		\$25,000.00
	<b>Superior Street IN007009</b>			Repair/Replace Heat Pumps	8	\$35,000.00
	Replace Furnaces with Energy Star A/C	4 Units	\$18,000.00	Replace Carpeting/Flooring throughout Building		\$35,000.00
	Replace Floor Tile	4 Units	\$12,000.00	Replace Windows in Green Room/ Community Room		\$25,000.00
	Gutter and Down Spout Replacement add Leaf Guard Screen		\$8,000.00	Elevator Repairs/Replace		\$25,000.00
	Subtotal of Estimated Cost		\$63,600.00	Subtotal of Estimated Cost		\$220,000.00

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
<b>Work Statement for Year 1 FFY <u>2010</u></b>	<b>Work Statement for Year <u>4</u> FFY <u>2013</u></b>			<b>Work Statement for Year: <u>5</u> FFY <u>2014</u></b>		
	<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>	<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
See	<b>Superior Street IN007009 - continued</b>			<b>Civic Center Tower IN007004 – continued</b>		
Annual	Roof Replacement		\$20,000.00	Balcony Repair/Tuck Pointing		\$25,000.00
Statement	<b>AMP01 - Wide</b>			Replace Windows/Balcony Doors		\$25,000.00
	CCTV Security Upgrade		\$8,000.00	<b>Scattered Sites IN007007</b>		
	Door Locks Replacement		\$2,500.00	Garage Refurbishment		\$2,500.00
	Replace/Repair/Add Security Lighting		\$7,000.00	Replace Furnaces with Energy Star A/C	2	\$8,000.00
	Flat Work/Asphalt Repair or Replacement		\$100,000.00	Remodel Bathrooms	2	\$6,000.00
	Landscape/Tree Trimming and Removal		\$100,000.00	Wrap Exterior Exposed Wood with Aluminum		\$6,000.00
	Upgrade or Replace Fencing		\$7,000.00	Replace Carpeting and Tile		\$6,000.00
	Revitalization		\$25,000.00	Roof Replacement		\$8,000.00
	Security by Local Law Enforcement		\$20,000.00	Gutter and Down Spout Replacement add Leaf Guard Screen		\$8,000.00
	Subtotal of Estimated Cost		\$289,500.00	Subtotal of Estimated Cost		\$94,500.00

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>4</u> FFY <u>2013</u>			Work Statement for Year: <u>5</u> FFY <u>2014</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	<b>AMP01 – Wide - continued</b>				<b>Scattered Sited IN007007 - continued</b>	
	Staff Professional Dev.		\$5,000.00	Siding/Foundation Replace/Repair		\$8,000.00
	Computer Software		\$7,500.00	Storm/Exterior Door Replacement		\$1,600.00
	Resident Training		\$1,000.00	Remodel Kitchens		\$8,000.00
	Administration		\$29,250.00	Replace Windows with Energy Efficient		\$8,000.00
	Benefits		\$10,500.00	Replace all Interior Doors		\$1,600.00
	Sundries		\$250.00	Install Sewer Clean Outs		\$2,500.00
	(504) Dwelling Structures		\$1,000.00	Garage Refurbishment		\$2,500.00
	(504) Dwelling Equipment		\$1,250.00	Replace Furnaces with Energy Star A/C		\$8,000.00
	Refrigerators & Stoves		\$5,000.00	Remodel Bathrooms		\$6,000.00
	Water Heaters		\$7,000.00	Install Sewer Clean Outs		\$2,500.00
	Computer Hardware		\$10,000.00			
	Subtotal of Estimated Cost		\$77,750.00	Subtotal of Estimated Cost		\$48,700.00

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013			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	<b>AMP01 – Wide – continued</b>			<b>Scattered Sites/IN007008</b>	
Annual	Fees and Costs		\$2,500.00	Wrap Exterior Exposed Wood with Aluminum		\$6,000.00
Statement	Contingency		.00	Replace Carpeting and Tile		\$6,000.00
	Operations		\$90,000.00	Roof Replacement	2	\$8,000.00
				Gutter and Down Spout Replacement add Leaf Guard Screen		\$8,000.00
				Siding/Foundation Replacement/Repair		\$6,000.00
				Storm/Exterior Door Replacement		\$1,600.00
				Remodel Kitchens		\$10,000.00
				Replace Windows with Energy Efficient		\$8,000.00
				Replace all Interior Doors		\$6,000.00
				<b>Superior Street IN007009</b>		
				Playground		\$10,000.00
	Subtotal of Estimated Cost		\$92,500.00	Subtotal of Estimated Cost		\$69,600.00

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>4</u> FFY <u>2013</u>			Work Statement for Year: <u>5</u> FFY <u>2014</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
Annual				<b>Superior Street IN007009 - continued</b>		
				Roof Repair/Replace		\$20,000.00
				Utility Sheds & Trash Enclosures Repair		\$5,000.00
Statement				Gutter and Down Spout Replacement add Leaf Guard Screen		\$8,000.00
				Storm/Interior/Exterior Door Replacement		\$6,000.00
				Repair/Replace Fencing/Retaining Wall		\$6,000.00
				Siding/Foundation Replace/Repair		\$6,000.00
				Replace Furnaces with Energy Star A/C		\$20,000.00
				<b>AMP01 - Wide</b>		
				Revitalization		\$30,000.00
				Telecom/Security/CCTV System Upgraded or Replaced		\$10,000.00
				Replace/Repair/Add Security Lighting		\$6,000.00
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		\$117,000.00

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>4</u> FFY <u>2013</u>			Work Statement for Year: <u>5</u> FFY <u>2014</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
				<b>AMP01 – Wide - continued</b>		
				Replace/Repair HVAC Systems		\$6,000.00
				Door Lock Replacement		\$6,000.00
				Flat Work/Asphalt Replacement		\$100,000.00
				Upgrade or Replace Fencing		\$20,000.00
				Landscape/Tree Trimming and Removal		\$100,000.00
				Security by Local Law		\$20,000.00
				Water Softeners Repair/Replace		\$10,000.00
				Fire Systems Repair/Replace		\$20,000.00
				Staff Professional Dev.		\$5,000.00
				Computer Software		\$25,000.00
				Resident Training		\$1,000.00
				Administration		\$29,250.00
				Benefits		\$10,500.00
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		\$352,750.00



<b>Part I: Summary</b>						
PHA Name/Number		Locality (City/County & State)			<input type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
A.	Development Number and Name	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY _____	Work Statement for Year 3 FFY _____	Work Statement for Year 4 FFY _____	Work Statement for Year 5 FFY _____
B.	Physical Improvements Subtotal	Annual Statement				
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total					



<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____			Work Statement for Year: _____ FFY _____		
	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						
Annual						
Statement						
	Subtotal of Estimated Cost		\$	Subtotal of Estimated Cost		\$

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____			Work Statement for Year: _____ FFY _____		
	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						
Annual						
Statement						
	Subtotal of Estimated Cost		\$	Subtotal of Estimated Cost		\$





<b>Part I: Summary</b>						
<b>PHA Name/Number</b> Kokomo Housing Authority AMP02		Locality (City/County & State) Kokomo/Howard, Indiana			<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
B.	Physical Improvements Subtotal	Annual Statement	\$545,950.00	\$323,950.00	\$ 829,450.00	\$1,298,150.00
C.	Management Improvements		\$ 33,500.00	\$ 33,500.00	\$ 28,500.00	\$ 51,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		\$ 52,500.00	\$ 10,000.00	\$ 110,000.00	\$ 101,000.00
E.	Administration		\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00
F.	Other		\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
G.	Operations		\$ 82,000.00	\$ 82,000.00	\$ 82,000.00	\$ 82,000.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$756,450.00	\$491,950.00	\$1,092,450.00	\$1,574,650.00
L.	Total Non-CFP Funds					
M.	Grand Total		\$756,450.00	\$491,950.00	\$1,092,450.00	\$1,574,650.00

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2010	Work Statement for Year <u>2</u> FFY <u>2011</u>			Work Statement for Year: <u>3</u> FFY <u>2012</u>		
	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	<b>Garden SquareIN007001</b>			<b>Garden SquareIN007001</b>		
	Boiler #3 Replacement		\$150,000.00			
Annual	Water Softeners Repair/Replace		\$1,500.00	Water Softeners Repair/Replace		\$1,500.00
Statement	Replace Playground Equipment		\$15,000.00	Replace Playground Equipment		\$15,000.00
	Replace Hard Wired Smoke Detectors	350	\$10,000.00	Replace Interior Doors		\$5,000.00
	Replace Interior Doors		\$5,000.00	Vacuum Pump Repair		\$5,000.00
	Trash Enclosure Repair		\$5,000.00	Gutters and Down Spouts add Leaf Guard Screen	23 Bldgs.	\$10,000.00
	Gutters and Down Spouts add Leaf Guard Screen	23 Bldgs.	\$10,000.00	<b>Pine Valley IN007005</b>		
	<b>Pine Valley IN007005</b>			Water Heater Replacement with Energy Star	12	\$25,000.00
	Replace/Repair Patios and Fences	25	\$75,000.00	Rewire all Units per Duke Energy Specs		\$40,000.00
	Replace Playground Equipment/Install Shelter		\$50,000.00	<b>Scattered Sites IN007007</b>		
	Update/Remodel Community Room		\$50,000.00	Refurbish Garages		\$2,500.00
	Replace Hard Wired Smoke/Co2 Detectors	100	\$2,500.00	Replace Furnaces with Energy Star A/C	2	\$8,000.00
	Subtotal of Estimated Cost		\$374,000.00	Subtotal of Estimated Cost		\$112,000.00

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2</u> FFY <u>2011</u>			Work Statement for Year: <u>3</u> FFY <u>2012</u>		
	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	<b>Scattered Sites IN007007</b>			<b>Scattered Sites IN007007 – continued</b>		
Annual Statement	Refurbish Garages		\$2,500.00	Remodel Bathrooms	2	\$6,000.00
	Replace Furnaces with Energy Star A/C	2	\$8,000.00	Wrap Exposed Exterior Wood with Aluminum		\$6,000.00
	Remodel Bathrooms	2	\$6,000.00	Replace Carpeting and Tile		\$6,000.00
	Install Sewer Clean Outs		\$2,500.00	Roof Replacement	2	\$8,000.00
	Wrap Exposed Exterior Wood with Aluminum		\$6,000.00	Gutters and Down Spouts with Leaf Guard Screen		\$8,000.00
	Replace Carpeting and Tile		\$6,000.00	Siding/Foundation Replace/Repair		\$8,000.00
	Roof Replacement	2	\$8,000.00	Storm/Exterior Door Replacement		\$1,600.00
	Gutters and Down Spouts add Leaf Guard Screen		\$8,000.00	Install Sewer Clean Outs		\$2,500.00
	Siding/Foundation Replace/Repair		\$8,000.00	<b>Scattered Sites IN007008</b>		
	Storm/Exterior Door Replacement		\$1,600.00	Refurbish Garages		\$2,500.00
	Subtotal of Estimated Cost		\$56,600.00	Subtotal of Estimated Cost		\$48,600.00

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2</u> FFY <u>2011</u>			Work Statement for Year: <u>3</u> FFY <u>2012</u>		
	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	<b>Scattered Sites IN007008</b>			<b>Scattered Sites IN007008 - continued</b>		
Annual	Refurbish Garages		\$2,000.00	Replace Furnaces with Energy Star A/C	2	\$8,000.00
Statement	Replace Furnaces with Energy Star A/C	2	\$8,000.00	Remodel Bathrooms	2	\$6,000.00
	Remodel Bathrooms	2	\$6,000.00	Install Sewer Clean Outs		\$2,500.00
	Install Sewer Clean Outs		\$2,500.00	Wrap Exposed Exterior Wood with Aluminum		\$6,000.00
	Wrap Exposed Exterior Wood with Aluminum		\$6,000.00	Replace Carpeting and Tile		\$6,000.00
	Replace Carpeting and tile		\$6,000.00	Roof Replacement	2	\$8,000.00
	Roof Replacement	2	\$8,000.00	Gutters and Down Spouts add Leaf Guard Screen		\$8,000.00
	Gutters and Down Spouts Add Leaf Guard Screen		\$8,000.00	Siding/Foundation Replace/Repair		\$8,000.00
	Siding/Foundation Replace/Repair		\$8,000.00	Storm/Exterior Door Replacement		\$1,600.00
	Subtotal of Estimated Cost		\$54,500.00	Subtotal of Estimated Cost		\$54,100.00

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2</u> FFY <u>2011</u>			Work Statement for Year: <u>3</u> FFY <u>2012</u>		
	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	<b>Scattered Sites IN007008 - continued</b>			<b>AMP02 - Wide</b>		
Annual	Storm/Exterior Door Replacement		\$1,600.00	Revitalization		\$30,000.00
Statement	<b>AMP02 - Wide</b>			Telecom/Security/CCTV Upgraded		\$6,000.00
	Revitalization		\$30,000.00	Replace/Repair/Add Security Lighting		\$7,000.00
	Telecom/Security/CCTV Upgrade/Replace		\$6,000.00	Flat Work Replacement		\$20,000.00
	Replace/Repair/Add Security Lighting		\$7,000.00	Upgrade or Replace Fencing		\$7,000.00
	Flat Work/Asphalt Repair or Replacement		\$20,000.00	Landscape/Tree Trimming and Removal		\$20,000.00
	Upgrade or Replace Fencing		\$7,000.00	Security by Local Law		\$20,000.00
	Landscape/Tree Trimming and Removal		\$20,000.00	Staff Professional Dev.		\$5,000.00
	Security by Local Law		\$20,000.00	Resident Training		\$1,000.00
	Staff Professional Dev.		\$5,000.00	Computer Software		\$7,500.00
	Resident Training		\$1,000.00	Administration		\$29,250.00
	Computer Software		\$7,500.00	Benefits		\$10,500.00
	Administration		\$29,250.00	Sundries		\$250.00
	Benefits		\$10,500.00	(504) Dwelling Structures		\$1,000.00
	Subtotal of Estimated Cost		\$164,850.00	Subtotal of Estimated Cost		\$164,500.00



<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>4</u> FFY <u>2013</u>			Work Statement for Year: <u>5</u> FFY <u>2014</u>		
	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	<b>Garden SquareIN007001</b>			<b>Garden SquareIN007001</b>		
Annual	Steam and Return Line Replace/Repair		\$115,000.00	Underground Pipe System		\$115,000.00
Statement	Gutters and Down Spouts add Leaf Guard Screen		\$10,000.00	Replacement of Electric Power Transmission System		\$575,000.00
	Replace Fence around Basement Entry with Stairwell Enclosure		\$46,000.00	Radiators/Covers Replace or Repair		\$10,000.00
	Resurface Storage Area Back of Community Room		\$15,000.00	Remodel Kitchens	3	\$10,000.00
	Replace A/C System in Community Room		\$10,000.00	Replace Fence around Basement Entry with Stairwell Enclosure		\$11,500.00
	Replace/Repair Boilers		\$50,000.00	Repair/Replace Boilers		\$10,000.00
	Remodel Bathrooms	7	\$21,000.00	Water Softener Replace/Repair		\$5,000.00
	Replace Interior Doors		\$5,000.00	Remodel Bathroom	2	\$4,000.00
	Subtotal of Estimated Cost		\$272,000.00	Subtotal of Estimated Cost		\$740,500.00

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>4</u> FFY <u>2013</u>			Work Statement for Year: <u>5</u> FFY <u>2014</u>		
	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	<b>Garden Square IN007001-continued</b>			<b>Garden Square IN007001- continued</b>		.00
Annual	Repair/Paint all Exterior Foundation and Apartment Dividers		\$24,000.00	Refurbish Storage Area Back of Community Room		\$3,000.00
Statement	Update Community/ Office Spaces		\$20,000.00	Replace HVAC System Community Room		\$2,000.00
	<b>Pine Valley IN007005</b>			Refurbish Smoke Stack		\$10,000.00
	Water Heater Replacement with Energy Star	25	\$25,000.00	<b>Pine Valley IN007005</b>		.00
	Rewire all Apartments per Duke Energy Specs		\$40,000.00	Flat Work Patios		\$10,000.00
	Replace all Over Hangs/Install New Vents and Soffit		\$100,000.00	Rewire all Apartments per Duke Energy Specs		\$40,000.00
	Gutters and Down Spouts add Leaf Guard Screen		\$8,000.00	Replace all Over Hangs/Install New Vents and Soffit		\$60,000.00
	Replace all Floor Tile	10	\$15,000.00	Replace all Gutters Down Spouts add Leaf Guard Screen		\$10,000.00
	Install Driveway to Community Room/ Resurface Cement Patio		\$20,000.00	Replace all Floor Tile		\$15,000.00
	Subtotal of Estimated Cost		\$252,000.00	Subtotal of Estimated Cost		\$150,000.00

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>4</u> FFY <u>2013</u>			Work Statement for Year: <u>5</u> FFY <u>2014</u>		
	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	<b>Pine Valley IN007005-continued</b>			<b>Pine Valley IN007005-continued</b>		
Annual	Repair Drainage Ditches between Building in Front Court		\$9,000.00	Remodel Bathrooms	100 Units	\$60,000.00
Statement	Pour Solid Cement Wall around Trash Enclosures		\$12,000.00	Fire Hydrant System Upgrade		\$10,000.00
	Replace Storage Building with one Garage		\$20,000.00	Repair Drainage Ditches between Buildings		\$1,800.00
	Remodel Bathrooms	100 Units	\$100,000.00	Pour Solid Cement Wall around Trash Enclosures		\$2,400.00
	<b>Scattered Sites IN007007</b>			Replace Storage Building with One Garage		\$4,000.00
	Refurbish Garages		\$2,500.00	Remodel Kitchens	3	\$10,000.00
	Replace Furnaces with Energy Star A/C	2	\$8,000.00	Entry Door Replacement		\$10,000.00
	Remodel Bathrooms	2	\$6,000.00	Interior Door Replacement		\$10,000.00
	Install Sewer Clean Outs		\$2,500.00	<b>Scattered Sites IN007007</b>		
				Refurbish Garages		\$2,000.00
	Subtotal of Estimated Cost		\$160,000.00	Subtotal of Estimated Cost		\$110,200.00

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>4</u> FFY <u>2013</u>			Work Statement for Year: <u>5</u> FFY <u>2014</u>		
	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	<b>Scattered Sites IN007007 – continued</b>			<b>Scattered Sites IN007007-continued</b>		
Annual	Wrap Exposed Exterior Wood with Aluminum		\$6,000.00	Replace Furnaces with Energy Star A/C	2	\$8,000.00
Statement	Replace Carpeting and Tile		\$6,000.00	Remodel Bathrooms	2	\$6,000.00
	Roof Replacement	2	\$8,000.00	Install Sewer Clean Outs		\$2,000.00
	Gutter and Down Spout Replace with Leaf Guard Screen		\$8,000.00	Wrap Exposed Exterior Wood with Aluminum		\$6,000.00
	Siding/Foundation Replace/Repair		\$8,000.00	Replace Carpeting and Tile		\$6,000.00
	Storm Door/Exterior Door Replacement		\$1,600.00	Roof Replacement	2	\$8,000.00
	<b>Scattered Sites IN007008</b>		00	Gutter/Down Spout Replace with Leaf Guard Screen		\$8,000.00
	Refurbish Garages		\$2,500.00	Siding/Foundation Replace/Repair		\$8,000.00
	Replace Furnaces with Energy Star A/C	2	\$8,000.00	Storm /Exterior Door Replacement		\$1,600.00
	Remodel Bathrooms	2	\$6,000.00	<b>Scattered Sites IN0077008</b>		
				Refurbish Garages		\$2,500.00
	Subtotal of Estimated Cost		\$54,100.00	Subtotal of Estimated Cost		\$56,100.00

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
<b>Work Statement for Year 1 FFY <u>2010</u></b>	<b>Work Statement for Year <u>4</u> FFY <u>2013</u></b>			<b>Work Statement for Year: <u>5</u> FFY <u>2014</u></b>		
	<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>	<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	<b>Scattered Sites IN007008 - continued</b>			<b>Scattered Sites IN007008-continued</b>		
See	Install Sewer Clean Outs		\$2,500.00	Replace Furnaces with Energy Star A/C	2	\$8,000.00
Annual	Wrap Exposed Exterior Wood with Aluminum		\$6,000.00	Remodel Bathrooms	2	\$6,000.00
Statement	Replace Carpeting and Tile		\$6,000.00	Install Sewer Clean Outs		\$2,500.00
	Roof Replacement	2	\$8,000.00	Wrap Exposed Exterior Wood with Aluminum		\$6,000.00
	Gutter and Down Spout Replace with Leaf Guard Screen		\$8,000.00	Replace carpeting and Tile		\$6,000.00
	Siding/Foundation Replace/Repair		\$8,000.00	Roof Replacement	2	\$8,000.00
	Storm/Exterior Door Replacement		\$1,600.00	Gutter/Down Spout Replace with Leaf Guard Screen		\$8,000.00
	<b>AMP02 – Wide</b>			Siding/Foundation Replace/Repair		\$8,000.00
	Revitalization		\$30,000.00	Storm Door/Exterior Door Replacement		\$1,600.00
	Subtotal of Estimated Cost		\$70,100.00	Subtotal of Estimated Cost		\$54,100.00

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
<b>Work Statement for Year 1 FFY 2010</b>	<b>Work Statement for Year <u>4</u> FFY 2013</b>			<b>Work Statement for Year: <u>5</u> FFY 2014</b>		
	<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>	<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
See	<b>AMP02 – Wide - continued</b>			<b>AMP02 – Wide</b>		
Annual	Telecom/Security/CCTV Security Upgrade/Replace		\$6,000.00	Revitalization		\$30,000.00
Statement	Replace/Repair/Add Security Lighting		\$7,000.00	Replacement Windows		\$50,000.00
	Flat Work Replacement		\$20,000.00	Telecom/Security/CCTV Security Upgrade/ Replace		\$8,000.00
	Upgrade or Replace Fencing		\$7,000.00	Replace/Repair/Add Security Lighting		\$7,000.00
	Landscape/Tree Trimming and Removal		\$20,000.00	Replace Kitchen Cabinets		\$10,000.00
	Door Locks Replaced		\$46,000.00	Door Locks Replacement		\$46,000.00
	Security by Local Law		\$20,000.00	Flat work and Asphalt Replaced/Repaired		\$20,000.00
	Staff Professional Dev.		\$5,000.00	Upgrade or Replace Fencing		\$7,000.00
	Computer Software		\$2,500.00	Landscape/Tree Trimming and Removal		\$20,000.00
	Resident Training		\$1,000.00	Security by Local Law		\$20,000.00
	Administration		\$29,250.00	Staff Professional Dev.		\$5,000.00
	Benefits		\$10,500.00	Computer Software		\$25,000.00
	Subtotal of Estimated Cost		\$174,250.00	Subtotal of Estimated Cost		\$248,000.00

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
<b>Work Statement for Year 1 FFY <u>2010</u></b>	<b>Work Statement for Year <u>4</u> FFY <u>2013</u></b>			<b>Work Statement for Year: <u>5</u> FFY <u>2014</u></b>		
	<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>	<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
See	AMP02 – Wide – continued			AMP02 – Wide – continued		.00
Annual Statement	Sundries		\$250.00	Resident Training		\$1,000.00
	(504) Dwelling Structures		\$1,000.00	Administration		\$29,250.00
	(504) Dwelling Equipment		\$1,250.00	Benefits		\$10,500.00
	Water Heaters	6	\$7,000.00	Sundries		\$250.00
	Computer Hardware		\$10,000.00	(504) Dwelling Structures		\$1,000.00
	Fees and Costs		\$2,500.00	(504) Dwelling Equipment		\$1,250.00
	Contingency		.00	Refrigerators & Stoves		\$6,000.00
	Operations		\$82,000.00	Water Heaters	6	\$7,000.00
				Computer Hardware		\$75,000.00
				Fees and Costs		\$2,500.00
				Contingency		.00
				Operations		\$82,000.00
						.00
	Subtotal of Estimated Cost		\$104,000.00	Subtotal of Estimated Cost		\$215,750.00

**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

<b>Part I: Summary</b>						
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 _____	Work Statement for Year 2 FFY _____	Work Statement for Year 3 FFY _____	Work Statement for Year 4 FFY _____	Work Statement for Year 5 FFY _____
B.	Physical Improvements Subtotal	Annual Statement				
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total					



<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____			Work Statement for Year: _____ FFY _____		
	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						
Annual						
Statement						
	Subtotal of Estimated Cost		\$	Subtotal of Estimated Cost		\$

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____			Work Statement for Year: _____ FFY _____		
	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						
Annual						
Statement						
	Subtotal of Estimated Cost		\$	Subtotal of Estimated Cost		\$



