

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

PHA Plans

Annual Plan for Fiscal Year 2011

(Includes Capital Fund Program Reports for Fiscal Years
2007-2015)

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

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PHA Annual Plan (HUD-50075)

ATTACHMENTS:

A. PHA Certification (HUD – 50077)

Civil Rights Certification (HUD – 50077-CR)

Mayor Certification of Consistency with the Consolidated Plan (HUD – 50077-SL)

B. Drug-Free Workplace (HUD – 50070)

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D. Disclosure of Lobbying Activities (Form SF-LLL)

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F. Resident Advisory Board (RAB) Comments

G. Challenged Elements

H. 2011 Capital Fund Annual Statement (HUD – 50075.1) – AMP 01 and AMP 02

2010 Capital Fund Performance and Evaluation Report (HUD – 50075.1) for Period Ending July 7, 2010. Grant No. IN36P00750110

2009 Capital Fund Performance and Evaluation Report (HUD – 50075.1) for Period Ending June 30, 2010. Grant No. IN36P00750109

2008 Capital Fund Performance and Evaluation Report (HUD – 50075.1) for Period Ending June 30, 2010. Grant No. IN36P00750108

2007 Capital Fund Final Performance and Evaluation Report (HUD – 50075.1) for Period Ending June 30, 2010. Grant No. IN36P00750107

I. 2011 Capital Fund 5-Year Action Plan (HUD – 50075.2) – AMP 01

2011 Capital Fund 5-Year Action Plan (HUD – 50075.2) – AMP 02

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 "Rent Burden" as a local preference.
 2. **Financial Resources:**

Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2010 grants)		
a) Public Housing Operating Fund	\$ 1,882,546.00	PH Operations
b) Public Housing Capital Fund	\$ 791,404.00	Grant Activities
c) Annual Contributions for Section 8 Tenant-Based Assistance (HCVP)	\$ 3,459,897.00	Section 8 HCVP HAP/Operations
2. Prior year Federal Grants (unobligated only)		
a) 2007 PH Capital Fund	\$ 30,971.00	Grant Activities
b) 2008 PH Capital Fund	\$ 39,341.00	Grant Activities
c) 2009 PH Capital Fund	\$ 680,497.00	Grant Activities
d) Resident Opportunity and Self-Sufficiency Grants	\$ 140,975.00	Public Housing Supportive Services
3. Public Housing Dwelling Rental Income	\$ 734,360.00	
4. Other income		
a) Interest	\$ 3,450.00	PH/Section 8 Operations
b) Tenant Charges	\$ 55,400.00	PH Operations
c) Laundry Income	\$ 16,800.00	PH Operations
d) Miscellaneous	\$ 810.00	PH Operations
e) Non-Dwelling Rental Income	\$ 4,275.00	PH Operations
Total Resources	\$ 7,840,726.00	

6.0

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 12/31/2008) 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	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i>
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. 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. See Attachment (h)
8.2	Capital Fund Program Five-Year Action Plan. 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. See Attachment (i)
8.3	Capital Fund Financing Program (CFFP). <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	484	5	3	3	1	2	1
Income > 30 % but < 50% of AMI	120	5	3	3	1	2	1
Income > 50% but < 80% of AMI	1	3	1	1	1	2	1
Elderly	14	5	3	2	3	1	1
Families with Disabilities	122	5	4	3	2	3	1
Race/Ethnicity White	422						
Race/Ethnicity Hispanic	19						
Race/Ethnicity African American	181						
Race Ethnicity Asian	1						
Race Ethnicity American Indian/ Alaskan Native	1						

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
- 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 when financially feasible
- 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. Continue with the 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 18 single family scattered sites, will have numerous work items underway for 2011. These will include: replacing playground equipment, installing sewer clean outs, replacing and/or upgrading interior plumbing, replacing hot water heaters, and replacing interior doors and exteriors doors and frames in the 24 unit project along with repairing and painting all exterior foundations and the apartment dividers. In one elderly building, we will begin replacing the hot water return line, replacing patio doors and community room windows, and replacing bathtubs and sinks. The repair and/or painting of exterior doors are also planned. In the other elderly building, heat pumps will be replaced. A four-unit development will have fencing upgraded and/or replaced. Security lighting, extensive flat work and landscaping/tree trimming will be undertaken throughout the AMP.

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 and exterior doors, bathroom remodeling, and foundation repairs. In the largest family development, we will continue to work on converting the gas stoves to electric stoves. Improving security lighting, extensive flat work and asphalt repair, and repairing and/or replacing fencing that is in need of repair/ replacement are also anticipated work items throughout this AMP providing the funds are available.

10.0

The repairs for the scattered sites in both AMPs will include such items as old, inefficient furnaces being replaced where needed, carpet and/or tile replacement, storm door replacement, siding replacement, gutter and downspout replacement, and wrapping exposed exterior wood with aluminum. Outdated locks and cores will also be replaced in both AMPs.

The Stimulus Formula Grant received in 2009 has enabled 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, upgrading a boiler system and building entry door replacements for two elderly high-rises. These projects will be completed by the end of 2010.

We have an ongoing LIPI Homeownership Program and a Section Eight Homeownership Program, but due to the economic downturn in our community, they have slowed down. One of our scattered sites was sold during the past year and five Section 8 voucher holders became homeowners.

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. 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 PHA Plans and Related
Regulations**

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

**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 X Annual PHA Plan for the PHA fiscal year beginning 01/01/2011, 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

5-Year PHA Plan for Fiscal Years 20 11 - 20 15

Annual PHA Plan for Fiscal Years 2011 - 2011

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	Harold Thurmond	Title	Chairman, Board of Commissioners
Signature		Date	

Civil Rights Certification

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

Civil Rights Certification

Annual Certification and Board Resolution

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 Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency 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, and will affirmatively further fair housing.

Kokomo Housing Authority
PHA Name

IN007
PHA Number/HA Code

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

Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan

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

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Greg Goodnight the Mayor certify that the Five Year and
Annual PHA Plan of the Kokomo Housing Authority is consistent with the Consolidated Plan of
the City of Kokomo, IN prepared pursuant to 24 CFR Part 91.

Signed / Dated by Appropriate State or Local Official

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, IN

Program/Activity Receiving Federal Grant Funding

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

X

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, IN

Program/Activity Receiving Federal Grant Funding

Low Income Public Housing, Section 8 HCV Program, Capital Fund Grant Programs, 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)

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)

1. Type of Federal Action: <input checked="" type="checkbox"/> b. grant a. contract c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input checked="" type="checkbox"/> b. initial award a. bid/offer/application c. post-award	3. Report Type: <input checked="" type="checkbox"/> a. initial filing b. material change For Material change only year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known		5. If Reporting Entity in No. 4 is Subawardee, Enter Name and Address of Prime:
Housing Authority of the City of Kokomo 210 East Taylor Street, PO Box 1207 Kokomo, IN 46903-1207		
Congressional District, if known: IN 2nd		Congressional District, if known:
6. Federal Department Agency: Department of Housing and Urban Development		7. Federal Program Name/Description: Capital Fund Grant Program CFDA Number, if applicable: 14.872
8. Federal Action Number, if known:		9. Award Amount, if known: \$
10. a. Name and Address of Lobbying Entity (if individual, last name, first name, MI): None		b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): None
(attach Continuation Sheet(s) SF-LLL-A, if necessary)		
11. Amount of Payment (check all that apply): \$ _____ <input type="checkbox"/> actual <input type="checkbox"/> planned		13. Type of Payment (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: _____
12. Form of Payment (check all that apply): <input type="checkbox"/> a. cash <input type="checkbox"/> b. in-kind; specify: nature _____ value _____		
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: None		
(attach Continuation Sheet(s) SF-LLL-A, if necessary)		
15. Continuation Sheet(s) SF-LLL-A attached: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
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.		Signature: _____ Print name: Shirley D Young Title: Executive Director Telephone No.: 765-459-3162 Date: _____

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.

ATTACHMENT (h)

IN007h01

FORM HUD-50075.1

CAPITAL FUND PROGRAM ANNUAL STATEMENT/ PERFORMANCE AND
EVALUATION REPORT

AMP 01 and 02

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

Part I: Summary						
PHA Name: Kokomo Housing Authority AMP01		Grant Type and Number Capital Fund Program Grant No: IN36P00750111 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2011 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	\$ 90,000.00				
3	1408 Management Improvements	\$ 28,500.00				
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	\$ 177,500.00				
10	1460 Dwelling Structures	\$ 392,700.00				
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 13,250.00				
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 ⁴					

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ 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

Part I: Summary					
PHA Name: Kokomo Housing Authority AMP01		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2011 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Revised Annual Statement (revision no: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	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)	\$ 754,950.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	\$ 77,250.00			
23	Amount of line 20 Related to Security - Soft Costs	\$ 20,000.00			
24	Amount of line 20 Related to Security - Hard Costs	\$ 37,500.00			
25	Amount of line 20 Related to Energy Conservation Measures	\$ 118,200.00			
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
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: 2011			
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 ¹	Funds Obligated ²	Funds Expended ²	
Dunbar Court IN007002	Upgrade Playground(s) Equipment	1450		\$10,000.00				
	Plumbing Upgrade/Repair Interior Plumbing	1460		\$28,000.00				
	Install Sewer Clean Outs	1460		\$18,000.00				
	Replace Hard Wired Smoke Detectors	1460	48	\$1,500.00				
	Repair/Paint all Exterior Foundation and Apartment Dividers	1460	8 Bldgs.	\$1,000.00				
	Bathroom Fan/Light Replacement	1460	24	\$6,000.00				
Terrace Tower IN007003	Replace Patio Doors and Replace Community Room Windows	1460		\$34,000.00				
	Replace Hard Wired Smoke Detectors	1460	105	\$3,000.00				
	Upgrade all Lighting in Hallways	1460		\$15,000.00				
	Remodel Kitchens (504 Compliance)	1460	3	\$25,000.00				
	Remodel Bathrooms (504 Compliance)	1460	3	\$25,000.00				
Civic Center Tower IN007004	Repair/Replace Windows – Green Room/Community Room	1460		\$30,000.00				
	Replace Hard Wired Smoke Detectors	1460	105	\$3,000.00				
	Remodel Bathrooms (504 Compliance)	1460	3	\$25,000.00				
	Repair/Replace Trash Compactor	1460		\$50,000.00				
Scattered Sites IN007007	Replace Furnaces with Energy Star A/C	1460	2	\$8,000.00				
	Remodel Bathrooms	1450	2	\$6,000.00				
	Install Sewer Clean Outs	1450		\$2,500.00				

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
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: 2011		
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 ¹	Funds Obligated ²	Funds Expended ²	
	Replace Carpeting and Tile	1460		\$6,000.00				
	Roof Replacement	1460	1	\$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	1460		\$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 Furnaces with Energy Star A/C	1460	2	\$8,000.00				
	Garage Refurbishment	1460		\$2,500.00				
	Replace Carpeting/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	1460		\$8,000.00				
	Storm/Exterior Doors Replaced	1460		\$1,600.00				
	Remodel Bathrooms	1460	2	\$6,000.00				
	Install Sewer Clean Outs	1450		\$2,500.00				
	Wrap Exposed Exterior Wood with Aluminum	1460		\$6,000.00				
Superior St./IN007009	Replace Windows/Screen Doors	1460		\$1,000.00				

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
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: 2011			
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 ¹	Funds Obligated ²	Funds Expended ²	
AMP01 - Wide	CCTV Security Upgrade	1475		\$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				
	Upgrade or Replace Fencing	1450		\$7,000.00				
	Landscape/Tree Trimming and Removal	1450		\$20,000.00				
	Revitalization	1460		\$25,000.00				
	Security by Local Law Enforcement	1408		\$20,000.00				
	Staff Professional Dev.	1408		\$5,000.00				
	Computer Software	1408		\$2,500.00				
	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				
	(504) Dwelling Equipment	1465		\$1,250.00				
	Refrigerators & Stoves	1465		\$5,000.00				
	Water Heaters	1465	6	\$7,000.00				
	Computer Hardware	1475		\$2,500.00				
	Fees and Costs	1430		\$2,500.00				
	Contingency	1502		.00				
	Operations	1406		\$90,000.00				
	Total Estimated Cost			\$754,950.00				

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

² 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

Part I: Summary

PHA Name: Kokomo Housing Authority AMP02	Grant Type and Number Capital Fund Program Grant No: IN36P00750111 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2011 FFY of Grant Approval:
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Type of Grant

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: _____)

Performance and Evaluation Report for Period Ending: _____
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	\$ 82,000.00			
4	1410 Administration (may not exceed 10% of line 21)	\$ 33,500.00			
5	1411 Audit	\$ 40,000.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition	\$ 2,500.00			
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$ 355,500.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 216,200.00			
12	1470 Non-dwelling Structures	\$ 18,250.00			
13	1475 Non-dwelling Equipment				
14	1485 Demolition	\$ 8,500.00			
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ 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

Part I: Summary

PHA Name: Kokomo Housing Authority AMP02	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2011 FFY of Grant Approval:
---	---	---

Type of Grant

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:
 Final Performance and Evaluation Report

Performance and Evaluation Report for Period Ending:

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	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)	\$ 756,450.00			
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	\$ 25,500.00			
25	Amount of line 20 Related to Energy Conservation Measures	\$ 37,700.00			

Signature of Executive Director	Date	Signature of Public Housing Director	Date
--	-------------	---	-------------

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages

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: 2011
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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 ¹	Funds Obligated ²	Funds Expended ²	
Garden Square IN007001	Boiler #3 Replacement	1450		\$150,000.00				
	Water Softeners Repair/Replace	1450		\$1,500.00				
	Replace Playground Equipment	1450		\$15,000.00				
	Replace Hard Wired Smoke Detectors	1460	350	\$10,000.00				
	Replace Interior Doors	1460		\$5,000.00				
	Trash Enclosure Repair	1450		\$5,000.00				
	Gutter and Down Spout Replacement add Leaf Guard Screen	1460		\$10,000.00				
Pine Valley IN007005	Replace Hard Wired Smoke Detectors/Co2 Detectors	1460	100	\$2,500.00				
	Replace Playground Equipment/Install Shelter	1450		\$50,000.00				
	Replace/Repair Patios and Fences	1450	25	\$75,000.00				
	Update/Remodel Community Room	1460		\$50,000.00				
Scattered Sites IN007007	Refurbish Garages	1460		\$2,500.00				
	Replace Furnaces with Energy Star A/C	1460		\$8,000.00				
	Remodel Bathrooms	1460		\$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				

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

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: 2011
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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 ¹	Funds Obligated ²	Funds Expended ²	
	Roof Replacement	1460		\$8,000.00				
	Gutter and Down Spout Replacement add Leaf Guard	1460		\$8,000.00				
	Siding/Foundation Replace or Repair	1460		\$8,000.00				
	Storm Door/Exterior Door Replacement	1460		\$1,600.00				
Scattered Sites IN007008	Refurbish Garages	1460		\$2,000.00				
	Replace Furnaces with Energy Star A/C	1460		\$8,000.00				
	Remodel Bathrooms	1460		\$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		\$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		\$6,000.00				
	Replace/Repair/Add Security Lighting	1450		\$7,000.00				

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

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:2011
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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 ¹	Funds Obligated ²	Funds Expended ²	
	Flat Work and Asphalt Replace/Repair	1450		\$20,000.00				
	Upgrade or Replace Fencing	1450		\$7,000.00				
	Landscape/Tree Trimming and Removal	1450		\$20,000.00				
	Security by Local Law	1408		\$20,000.00				
	Staff Professional Dev.	1408		\$5,000.00				
	Resident Training	1408		\$1,000.00				
	Computer Software	1408		\$7,500.00				
	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		\$10,000.00				
	Water Heaters	1465		\$7,000.00				
	Computer Hardware	1475		\$2,500.00				
	Fees and Costs	1430		\$2,500.00				
	Contingency	1502		.00				
	Operations	1406		\$82,000.00				
	Total Estimated Cost			\$765,450.00				

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

² To be completed for the Performance and Evaluation Report.

ATTACHMENT (h), continued

FORM HUD-50075.1

CAPITAL FUND PROGRAM ANNUAL STATEMENT/ PERFORMANCE AND
EVALUATION REPORT

2010 CAPITAL FUND

Part I: Summary					
PHA Name: Kokomo Housing Authority AMP01		Grant Type and Number Capital Fund Program Grant No: IN36P000750110 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval:
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) Effective July 7, 2010	
<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 ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	\$90,000.00	\$71,112.20		
4	1410 Administration (may not exceed 10% of line 21)	\$41,000.00	\$20,900.00		
5	1411 Audit	\$40,000.00	\$35,556.10		
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition	\$2,500.00	\$2,500.00		
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$268,500.00	\$43,500.00		
11	1465.1 Dwelling Equipment—Nonexpendable	\$525,700.00	\$138,200.00		
12	1470 Non-dwelling Structures	\$ 57,750.00	\$28,750.00		
13	1475 Non-dwelling Equipment				
14	1485 Demolition	\$ 15,000.00	\$15,000.00		
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ 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

Part I: Summary						
PHA Name: Kokomo Housing Authority AMP01		Grant Type and Number Capital Fund Program Grant No: IN36P000750110 Replacement Housing Factor Grant No: No Date of CFFP:			FFY of Grant:2010 FFY of Grant Approval:	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) Effective July 7, 2010		
<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 ¹		
		Original	Revised ²	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)		\$0.00	\$42.70		
21	Amount of line 20 Related to LBP Activities	\$1,040,450.00	\$355,561.00			
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs		\$2,250.00			
24	Amount of line 20 Related to Security - Hard Costs		\$10,000.00			
25	Amount of line 20 Related to Energy Conservation Measures		\$8,000.00			
			\$58,200.00			
Signature of Executive Director			Date	Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages

PHA Name: Kokomo Housing Authority AMP01	Grant Type and Number Capital Fund Program Grant No: IN36P000750110 CFFP (Yes/ No): No Replacement Housing Factor Grant No:	Federal FFY of Grant: 2010
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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 ¹	Funds Obligated ²	Funds Expended ²	
Dunbar Court IN007002	Replace Playground Equipment	1460		\$10,000.00	\$1,000.00			
	Antenna System Upgrade to HDTV	1450		\$20,000.00	\$ 0.00			
	Plumbing Replacement/Upgrade Interior Plumbing	1460		\$28,000.00	\$5,000.00			
	Repair/Paint all Exterior Foundation and Apartment Dividers	1460		\$1,000.00	\$1,000.00			
	Install Sewer Clean Outs	1460		\$18,000.00	\$8,000.00			
Terrace Tower IN007003	Replace Patio Doors and replace Community room Windows	1460		\$34,000.00	\$4,000.00			
	Antenna System Upgrade to HDTV/Intercom System	1460		\$30,000.00	\$ 0.00			
	Replace Hot Water Return Line on 7 th Floor	1460		\$20,000.00	\$10,000.00			
	Install Window Heat Pump in all Units or A/C Unit Sleeve	1460		\$76,500.00	\$0.00			
	Remodel Kitchens (504 Compliance)	1460		\$25,000.00	\$ 0.00			
	Remodel Bathrooms (504 Compliance)	1460		\$76,500.00	\$ 0.00			
Civic Center Tower IN007004	Antenna System Upgrade to HDTV/Intercom System	1460		\$30,000.00	\$ 0.00			
	Repair/Paint Exterior Doors	1465		\$3,000.00	\$ 0.00			
Scattered Sites IN007007	Replace old Furnaces with Energy Star A/C	1460		\$8,000.00	\$ 8,000.00			
	Remodel Bathrooms	1450		\$6,000.00	\$ 6,000.00			
	Install Sewer Clean Outs	1460		\$2,500.00	\$ 2,500.00			

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Kokomo Housing Authority AMP01			Grant Type and Number Capital Fund Program Grant No: IN36P000750110 CFFP (Yes/ No): 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 ¹	Funds Obligated ²	Funds Expended ²	
Scattered Sites/ IN007007 - cont.	Replace Carpeting and Tile	1460		\$6,000.00	\$5,000.00			
	Roof Replacement	1460		\$8,000.00	\$8,000.00			
	Gutter and Down Spout Replacement add Leaf Guard Screen	1460		\$8,000.00	\$7,000.00			
	Siding/Foundation Replace/Repair	1450		\$8,000.00	\$7,000.00			
	Garage Refurbishment	1465		\$2,500.00	\$2,500.00			
	Storm Door/Exterior Replacement	1460		\$1,600.00	\$1,600.00			
	Wrap Exposed Exterior Wood with Aluminum	1460		\$6,000.00	\$4,500.00			
Scattered Sites/IN007008	Replace old Furnaces with Energy Star A/C	1460		\$8,000.00	\$8,000.00			
	Remodel Bath rooms	1460		\$6,000.00	\$6,000.00			
	Install Sewer Clean Outs	1460		\$2,500.00	\$2,500.00			
	Wrap Exposed Exterior Wood with Aluminum	1450		\$6,000.00	\$4,500.00			
	Replace Carpeting/Tile	1465		\$6,000.00	\$5,000.00			
	Roof Replacement	1460		\$8,000.00	\$8,000.00			
	Gutter and Down Spout Replacement add Leaf Guard Screen	1460		\$8,000.00	\$7,000.00			
	Siding/Foundation Replace/Repair	1460		\$8,000.00	\$7,000.00			

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Kokomo Housing Authority AMP01			Grant Type and Number Capital Fund Program Grant No: IN36P000750110 CFFP (Yes/ No): 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 ¹	Funds Obligated ²	Funds Expended ²	
Scattered Sites/ IN007008 – cont.	Storm/Exterior Doors Replaced	1460		\$1,600.00	\$1,600.00			
	Garage Refurbishment	1460		\$2,500.00	\$2,500.00			
Superior St./IN007009	Replace Windows/Screen Doors	1460		\$1,000.00	\$1,000.00			
	Upgrade or Replace Fencing	1450		\$7,000.00	\$7,000.00			
AMP01-Wide	CCTV Security Upgrade	1460		\$8,000.00	\$3,000.00			
	Replace Obsolete Locks and Cores	1460		\$21,500.00	\$5,000.00			
	Replace/Repair/Add Security Lights	1460		\$7,000.00	\$ 0.00			
	Flat Work and Asphalt Replace/Repair	1450		\$100,000.00	\$ 9,000.00			
	Landscape/Tree Trimming and Removal	1450		\$100,000.00	\$10,000.00			
	Revitalization	1460		\$75,000.00	\$20,000.00			
	Security by Local Law Enforcement	1408		\$20,000.00	\$10,000.00			
	Staff Professional Dev.	1408		\$5,000.00	\$ 5,000.00			
	Computer Software	1408		\$15,000.00	\$ 5,000.00			
	Resident Training	1408		\$1,000.00	\$ 900.00			
	Administration	1410		\$39,750.00	\$35,306.10			
	Sundries	1410		\$250.00	\$ 250.00			
	(504) Dwelling Structures	1460		\$1,000.00	\$ 1,000.00			

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

² 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

Part I: Summary

PHA Name: Kokomo Housing Authority AMP02	Grant Type and Number Capital Fund Program Grant No: IN36P000750110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval:
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Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: Revised Annual Statement (Revision no: 1) Effective July 7, 2010
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	\$82,000.00	\$87,168.60		
4	1410 Administration (may not exceed 10% of line 21)	\$28,500.00	\$48,600.00		
5	1411 Audit	\$40,000.00	\$43,584.30		
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition	\$ 2,500.00	\$2,500.00		
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$206,500.00	\$82,000.00		
11	1465.1 Dwelling Equipment—Nonexpendable	\$169,200.00	\$137,700.00		
12	1470 Non-dwelling Structures	\$28,250.00	\$18,250.00		
13	1475 Non-dwelling Equipment				
14	1485 Demolition	\$ 23,000.00	\$16,000.00		
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ 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

Part I: Summary

PHA Name: Kokomo Housing Authority AMP02	Grant Type and Number Capital Fund Program Grant No: IN36P000750110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval:
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Type of Grant

Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending:

Revised Annual Statement (Revision no: 1) Effective July 7, 2010
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	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)	\$0.00	\$40.10		
21	Amount of line 20 Related to LBP Activities	\$579,950.00	\$435,843.00		
22	Amount of line 20 Related to Section 504 Activities		\$2,250.00		
23	Amount of line 20 Related to Security - Soft Costs		\$30,000.00		
24	Amount of line 20 Related to Security - Hard Costs		\$7,000.00		
25	Amount of line 20 Related to Energy Conservation Measures		\$39,700.00		

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Kokomo Housing Authority AMP02			Grant Type and Number Capital Fund Program Grant No: IN36P000750110 CFFP (Yes/ No): 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 ¹	Funds Obligated ²	Funds Expended ²	
Garden Square IN007001	Water Softeners	1450		\$1,500.00	\$1,000.00			
	Antenna System Upgrade to HDTV and Satellite Dishes	1450		\$30,000.00	\$ 0.00			
	Replace Play Ground Equipment	1450		\$25,000.00	\$5,000.00			
	Remodel Bathroom	1460		\$5,000.00	\$5,000.00			
	Replace Interior Doors	1460		\$25,000.00	\$5,000.00			
	Replace/Repair Boiler/Fans/Hot Water Loop	1460		\$0.00	\$2,500.00			
Pine Valley IN007005	Antenna System Upgrade to HDTV and Satellite Dishes	1450		\$30,000.00	\$ 0.00			
Scattered Sites IN007007	Refurbish Garages	1460		\$2,500.00	\$2,500.00			
	Replace old Furnaces with Energy Star A/C	1460		\$8,000.00	\$8,000.00			
	Remodel Bathrooms	1460		\$6,000.00	\$6,000.00			
	Install Sewer Clean Outs	1450		\$2,500.00	\$2,500.00			
	Wrap Exterior Exposed Wood with Aluminum	1460		\$6,000.00	\$4,500.00			
	Replace Carpeting and Tile	1460		\$6,000.00	\$5,000.00			
	Roof Replacement	1460		\$8,000.00	\$8,000.00			
	Gutters and Down Spouts Replaced with Leaf Guard Screen	1460		\$8,000.00	\$5,000.00			
	Siding/Foundation Replace or Repair	1460		\$8,000.00	\$7,000.00			
	Storm Door/Exterior Door Replacement	1460		\$1,600.00	\$1,600.00			

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

² 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

Part II: Supporting Pages

PHA Name: Kokomo Housing Authority AMP02		Grant Type and Number Capital Fund Program Grant No: IN36P000750110 CFFP (Yes/ No): 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 ¹	Funds Obligated ²	Funds Expended ²	
Scattered Sites IN007008	Refurbish Garages	1460		\$2,500.00	\$2,500.00			
	Replace old Furnaces with Energy Star A/C	1460		\$8,000.00	\$8,000.00			
	Remodel Bathrooms	1460		\$6,000.00	\$6,000.00			
	Install Sewer Clean Outs	1450		\$2,500.00	\$2,500.00			
	Wrap Exterior Exposed Wood with Aluminum	1460		\$6,000.00	\$4,500.00			
	Replace Carpeting and Tile	1460		\$6,000.00	\$5,000.00			
	Roof Replacement	1460		\$8,000.00	\$8,000.00			
	Gutters and Down Spouts Replaced with Leaf Guard Screen	1460		\$8,000.00	\$5,000.00			
	Siding/Foundation Replace or Repair	1460		\$8,000.00	\$7,000.00			
	Storm Door/Exterior Door Replacement	1460		\$1,600.00	\$1,600.00			
AMP02 - Wide	Revitalization	1460		\$30,000.00	\$24,000.00			
	Telecom/Security/CCTV Upgrade/Replace	1475		\$8,000.00	\$1,000.00			
	Replace/Repair/Add Security Lighting	1450		\$15,000.00	\$1,000.00			
	Flat Work and Asphalt Replace/Repair	1450		\$50,000.00	\$31,000.00			
	Upgrade or Replace Fencing	1450		\$30,000.00	\$16,000.00			
	Replace Obsolete Locks and Cores	1460		\$0.00	\$5,000.00			

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

² 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

Part II: Supporting Pages

PHA Name: Kokomo Housing Authority AMP02	Grant Type and Number Capital Fund Program Grant No: IN36P000750110 CFFP (Yes/ No): No Replacement Housing Factor Grant No:	Federal FFY of Grant:2010
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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 ¹	Funds Obligated ²	Funds Expended ²	
AMP02 – Wide – cont.	Landscape/Tree Trimming and removal	1450		\$20,000.00	\$23,000.00			
	Security by Local Law	1408		\$20,000.00	\$30,000.00			
	Staff Professional Dev.	1408		\$5,000.00	\$5,000.00			
	Resident Training	1408		\$1,000.00	\$1,100.00			
	Computer Software	1408		\$2,500.00	\$12,500.00			
	Administration	1410		\$39,750.00	\$43,334.30			
	Sundries	1410		\$250.00	\$ 250.00			
	(504) Dwelling Structures	1460		\$1,000.00	\$1,000.00			
	(504) Dwelling Equipment	1465		\$1,250.00	\$1,250.00			
	Refrigerators & Stoves	1465		\$20,000.00	\$10,000.00			
	Water Heaters	1465		\$7,000.00	\$7,000.00			
	Computer Hardware	1475		\$15,000.00	\$15,000.00			
	Fees and Costs	1430		\$2,500.00	\$2,500.00			
	Contingency	1502		.00	\$40.10			
	Operations	1406		\$82,000.00	\$87,168.60			
	Total Estimated Cost			\$579,950.00	\$435,843.00			

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

² To be completed for the Performance and Evaluation Report.

ATTACHMENT (h), continued

FORM HUD-50075.1

CAPITAL FUND PROGRAM ANNUAL STATEMENT/ PERFORMANCE AND
EVALUATION REPORT

2009 CAPITAL FUND

Part I: Summary

PHA Name: Kokomo Housing Authority AMP 1 and AMP 2 Combined	Grant Type and Number Capital Fund Program Grant No: IN36P00750109 Date of CFFP: _____	Replacement Housing Factor Grant No: N/A FFY of Grant: 2009 FFY of Grant Approval: _____
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Type of Grant

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 2) (4/30/10)

Performance and Evaluation Report for Period Ending June 30, 2010
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original		Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³				
3	1408 Management Improvements	\$151,260.00		\$75,630.00	\$75,630.00
4	1410 Administration (may not exceed 10% of line 20)	\$57,425.00		\$20,000.00	\$20,000.00
5	1411 Audit	\$79,527.00		\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00		\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00		\$0.00	\$0.00
8	1440 Site Acquisition	\$5,000.00		\$0.00	\$0.00
9	1450 Site Improvement	\$0.00		\$0.00	\$0.00
10	1460 Dwelling Structures	\$87,500.00		\$1,495.00	\$1,495.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$316,200.00		\$5,206.97	\$5,206.97
12	1470 Non-dwelling Structures	\$65,000.00		\$11,386.21	\$11,386.21
13	1475 Non-dwelling Equipment	\$0.00		\$0.00	\$0.00
14	1485 Demolition	\$24,375.00		\$1,060.50	\$1,060.50
15	1492 Moving to Work Demonstration	\$0.00		\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00		\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00		\$0.00	\$0.00
18a	1501 Collateralization or Debt Service	\$0.00		\$0.00	\$0.00
18ba	9000 Collateralization of Debt Service paid Via System of Direct Payment	\$0.00		\$0.00	\$0.00
19	1502 Contingency	\$0.00		\$0.00	\$0.00
20	Amount of Annual Grant (sum of lines 2 - 19)	\$8,989.00		\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$795,276.00		\$114,778.68	\$114,778.68
22	Amount of line 20 Related to Section 504 Activities	\$0.00		\$0.00	\$0.00
23	Amount of line 20 Related to Security – Soft Costs	\$4,500.00		\$96.21	\$96.21
24	Amount of Line 20 Related to Security – Hard Costs	\$40,000.00		\$20,000.00	\$20,000.00
25	Amount of line 20 Related to Energy Conservation Measures	\$24,000.00		\$0.00	\$0.00
		\$229,075.00		\$13,670.10	\$13,670.10

¹To be completed for the Performance and Evaluation Report.

²To be completed for the Performance and Evaluation Report or a Revised Annual Statement

³PHAs with under 250 units in management may use 100% of CFP Grants for operations

⁴RHF funds shall be included here

Part I: Summary			
PHA Name: Kokomo Housing Authority AMP 1 and AMP 2 Combined		Grant Type and Number Capital Fund Program Grant No: IN36P00750109 Date of CFFP: _____	FFY of Grant: 2009 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 2) (4/30/10) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending June 30, 2010 <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	
		Original	Total Actual Cost'
Signature of Executive Director	Date	Obligated	Expended
			Date

Part I: Supporting Pages

PHA Name: Kokomo Housing Authority AMP 1		Grant Type and Number Capital Fund Program Grant No: IN36P00750109 Replacement Housing Factor Grant No: N/A			CFPP (Yes/No):		Federal FFY of Grant: 2009	
Development Number Name/AMP-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original		Funds Obligated ²	Funds Expended ²	
Dunbar Court IN007001	Hot Water Heaters	1460		\$10,000.00				
	Refinish Cabinets/Replace Countertops (12) II/II	1450		\$4,500.00				
	Entry/Interior Doors III/III	1460		\$10,000.00				
	Replace Furnaces (12) II/IV	1460		\$0.00				
	Replace Exterior Doors and Frames	1460		\$48,000.00				
	Fence Replacement	1450		\$1,000.00				
Terrace Tower IN007003	Water Softeners	1460		\$1,000.00				To 2008 CFP
	Smoke Alarms Replacements	1460		\$0.00				
	Trash Compactor/Replace/Repair	1460		\$2,000.00				From 2008 CFP
	Washers and Dryers	1460		\$1,000.00		\$599.00	\$599.00	
	Replace Electrical Receptacles GFI	1460		\$0.00				
	Repair/Replace Entry Doors Front and Back	1460		\$5,000.00				
	Bathtubs/Sinks III/III	1460		\$20,000.00				
	Replace Fuel Tank for Generators (In-Ground)	1450		\$10,000.00				
Civic Center Tower IN007004	Trash Compactor/Replace/Repair	1460		\$2,000.00				
	Heat Pumps	1465		\$30,000.00		\$9,854.00	\$9,854.00	
Scattered Sites AMP 1/IN007007	Replace Carpeting/Tile	1460		\$2,000.00				
	Fence Repair/Replacement	1450		\$1,000.00				
	Replace Garage Doors	1460		\$1,000.00				
	Replace Furnaces/AC with Energy Star	1460		\$4,000.00				
	Replace Bathtubs	1460		\$2,000.00				
	Siding Replacement	1460		\$4,000.00				
	Gutter and Down Spout Replacement/add Leaf Guard Screen	1460		\$1,000.00				
	Install Sewer Clean Outs	1450		\$2,000.00				
	Replace Water Heaters	1465		\$500.00				
	Wrap Exposed Exterior Wood with Aluminum	1460		\$1,000.00				
	Storm Door/Exterior Door Replacement	1460		\$1,000.00				
	Roof Replacement	1460		\$4,000.00				
Scattered Sites AMP 1/IN007008	Replace Carpeting/Tile	1460		\$2,000.00				
	Fence Repair/Replacement	1450		\$1,000.00				
	Replace Garage Doors	1460		\$1,000.00				

¹To be completed for the Performance and Evaluation Report or a Revised Annual Statement
²To be completed for the Performance and Evaluation Report.

Part I: Supporting Pages

PHA Name: Kokomo Housing Authority AMP 1		Grant Type and Number Capital Fund Program Grant No: IN36P00750109 Replacement Housing Factor Grant No: N/A			FFFP (Yes/No):		Federal FFY of Grant: 2009	
Development Number Name/AMP-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original		Funds Obligated ²	Funds Expended ²	

Page 3 of 5

form HUD-50075.1 (4/2008)

Scattered Sites AMP 1/IN007008, continued	Replace Furnaces/AC with Energy Star	1460		\$4,000.00				
	Replace Bathtubs	1460		\$1,000.00				
	Siding Replacement	1460		\$2,000.00				
	Gutter and Down Spout Replacement/add Leaf Guard Screen	1460		\$2,000.00				
	Install Sewer Clean Outs	1450		\$2,000.00				
	Replace Water Heaters	1465		\$1,000.00				
	Wrap Exposed Exterior Wood with Aluminum	1460		\$1,000.00				
	Storm Door/Exterior Door Replacement	1460		\$1,000.00				
	Roof Replacement	1460		\$4,000.00				
Superior Street IN007009	Landscaping/Tree Trimming/Remove Over Growth	1450		\$0.00				
AMP01-Wide	CCTV Security Upgraded	1475		\$5,000.00				
	Replacement Locks and Cores for Outdated Locks	1460		\$20,000.00				
	Security Lights Replaced and Add Exterior Lights	1475		\$1,000.00		\$3,137.37	\$3,137.37	
	Side Walk and Drive Repair/Replacement	1450		\$10,000.00				
	Remove Growth from all Fences and Replace Fencing	1450		\$3,000.00				
	Elevator Upgrade	1460		\$5,000.00				
	Landscaping/Tree Trimming and Removal	1450		\$5,000.00				
	Revitalization	1460		\$25,000.00		\$1,495.00	\$1,495.00	
	Security by Local Law Enforcement	1408		\$20,000.00		\$750.00	\$750.00	
	Staff Professional Development	1408		\$5,000.00		\$10,000.00	\$10,000.00	
	Computer Software	1408		\$2,875.00				
	Resident Training	1408		\$1,000.00				
	Administration	1410		\$31,847.00				
	Benefits	1410		\$11,432.00				
	Sundries	1410		\$250.00				
	(504) Dwelling Structures	1460		\$1,000.00				
	(504) Dwelling Equipment	1465		\$1,250.00				
	Refrigerators (25)	1465		\$5,000.00		\$22.87	\$22.87	
	Stoves (25)	1465		\$2,000.00				
	Water Heaters (25)	1465		\$5,000.00				
	Computer Hardware	1475		\$2,875.00		\$530.25	\$530.25	

¹To be completed for the Performance and Evaluation Report or a Revised Annual Statement
²To be completed for the Performance and Evaluation Report.

Part I: Supporting Pages

PHA Name: Kokomo Housing Authority AMP 1		Grant Type and Number Capital Fund Program Grant No: IN36P00750109 Replacement Housing Factor Grant No: N/A			CFFP (Yes/No):		Federal FFY of Grant: 2009	
Development Number Name/AMP-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original		Funds Obligated ²	Funds Expended ²	
AMP01-Wide, continued	Fees & Costs	1430		\$2,500.00				
	Contingency	1502		\$0.00				
	Operations	1406		\$79,264.00		\$39,632.00	\$39,632.00	
	Totals			\$435,293.00		\$66,020.49	\$66,020.49	

¹To be completed for the Performance and Evaluation Report or a Revised Annual Statement
²To be completed for the Performance and Evaluation Report.

Part I: Supporting Pages

PHA Name: Kokomo Housing Authority AMP 2		Grant Type and Number Capital Fund Program Grant No: IN36P00750109 Replacement Housing Factor Grant No: N/A			CFPP (Yes/No):		Federal FFY of Grant: 2009	
Development Number Name/AMP-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original		Funds Obligated ²	Funds Expended ²	
Garden Square IN007001	Water Softeners	1460		\$1,000.00		\$720.60	\$720.60	
	Roof I/III	1450		\$0.00				
	Storm Door Replacement	1460		\$4,000.00				
	Convert Gas to Electric	1460		\$30,000.00				
	Replace Interior Doors	1460		\$5,000.00				
	Gutter and Down Spout Replacement/add Leaf Guard Screen	1460		\$1,000.00				
Pine Valley IN007005	Parking Lot Lights	1460		\$1,000.00				
	Bathubs/Surrounds/Vanities	1460		\$10,000.00				
	Patio Door Locks - Best Locks/Keys/Cores	1450		\$10,000.00				
Scattered Sites AMP 2/IN007007	Replace Garage Doors	1460		\$2,500.00				
	Replace Furnaces/AC with Energy Star	1460		\$6,000.00				
	Replace Bathtubs	1460		\$4,000.00				
	Install Sewer Clean Outs	1450		\$2,000.00				
	Replace Water Heaters	1465		\$1,000.00				
	Wrap Exposed Exterior Wood with Aluminum	1460		\$2,000.00				
	Replace Carpeting/Tile	1460		\$2,000.00				
	Roof Replacement	1460		\$5,000.00				
	Gutter and Down Spout Replacement/add Leaf Guard Screen	1460		\$3,000.00				
	Siding Replacement	1460		\$3,000.00				
	Storm Door/Exterior Door Replacement	1460		\$1,600.00				
Scattered Sites AMP 2/IN007008	Replace Garage Doors	1460		\$2,500.00				
	Replace Furnaces/AC with Energy Star	1460		\$4,000.00				
	Replace Bathtubs	1460		\$4,000.00				
	Install Sewer Clean Outs	1450		\$2,000.00				
	Replace Water Heaters	1465		\$1,000.00				
	Wrap Exposed Exterior Wood with Aluminum	1460		\$2,000.00				
	Replace Carpeting/Tile	1460		\$2,000.00				
	Roof Replacement	1460		\$5,000.00				
	Gutter and Down Spout Replacement/add Leaf Guard Screen	1460		\$2,000.00				

¹To be completed for the Performance and Evaluation Report or a Revised Annual Statement
²To be completed for the Performance and Evaluation Report.

Scattered Sites AMP 2/IN007008, continued	Siding Replacement	1460		\$3,000.00			
	Storm Door/Exterior Door Replacement	1460		\$1,600.00			
AMP02-Wide	Revitalization	1460		\$20,000.00			
	CCTV Security Upgraded	1475		\$6,000.00			
	Security Lights Replaced and Add Exterior Lights	1475		\$7,000.00			
	Side Walk and Drive Repair/Replacement	1450		\$20,000.00			
	Remove Growth from all Fences and Replace Fencing	1450		\$5,000.00			
	Landscaping/Tree Trimming and Removal	1450		\$9,000.00			
	Security by Local Law Enforcement	1408		\$20,000.00		\$10,000.00	\$10,000.00
	Staff Professional Development	1408		\$5,000.00			
	Resident Training	1408		\$1,000.00			
	Computer Software	1408		\$2,550.00			
	Administration	1410		\$26,305.00			
	Benefits	1410		\$9,443.00			
	Sundries	1410		\$250.00			
	(504) Dwelling Structures	1460		\$1,000.00			
	(504) Dwelling Equipment	1465		\$1,250.00			
	Refrigerators (25)	1465		\$7,000.00		\$73.34	\$73.34
	Stoves (25)	1465		\$5,000.00		\$1,436.00	\$1,436.00
	Water Heaters (25)	1465		\$5,000.00			
	Computer Hardware	1475		\$2,500.00			
	Fees & Costs	1430		\$2,500.00		\$530.25	\$530.25
	Contingency	1502		\$8,989.00			
	Operations	1406		\$71,996.00			
	Totals			\$359,983.00		\$35,998.00	\$35,998.00
						\$48,758.19	\$48,758.19

¹To be completed for the Performance and Evaluation Report or a Revised Annual Statement
²To be completed for the Performance and Evaluation Report.

ATTACHMENT (h), continued

FORM HUD-50075.1

CAPITAL FUND PROGRAM ANNUAL STATEMENT/ PERFORMANCE AND
EVALUATION REPORT

2008 CAPITAL FUND

Part I: Summary

PHA Name: Kokomo Housing Authority	Grant Type and Number Capital Fund Program Grant No: IN36P00750108 Date of CFFP: _____	FFY of Grant: 2008 Replacement Housing Factor Grant No: N/A FFY of Grant Approval:
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Type of Grant

- Original Annual Statement
 Reserve for Disasters/ Emergencies
 Performance and Evaluation Report for Period Ending June 30, 2010
- Revised Annual Statement (revision no: 9) (06/30/10)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$160,000.00	\$160,000.00	\$160,000.00	\$160,000.00
3	1408 Management Improvements	\$55,158.00	\$55,389.95	\$55,135.95	\$51,557.23
4	1410 Administration (may not exceed 10% of line 21)	\$80,083.00	\$80,083.00	\$79,583.00	\$72,800.22
5	1411 Audit	\$0.00	\$0.00		
6	1415 Liquidated Damages	\$0.00	\$0.00		
7	1430 Fees and Costs	\$9,023.70	\$9,023.70	\$7,208.26	\$7,208.26
8	1440 Site Acquisition	\$0.00	\$0.00		
9	1450 Site Improvement	\$59,720.00	\$59,720.00	\$56,138.08	\$56,138.08
10	1460 Dwelling Structures	\$393,086.25	\$393,086.25	\$346,349.43	\$283,056.79
11	1465.1 Dwelling Equipment—Nonexpendable	\$18,205.30	\$18,205.30	\$7,122.30	\$6,384.30
12	1470 Non-dwelling Structures	\$0.00	\$0.00		
13	1475 Non-dwelling Equipment	\$25,555.75	\$25,323.80	\$25,068.23	\$24,748.47
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 ⁴	\$0.00	\$0.00		
18a	1501 Collateralization or Debt Service	\$0.00	\$0.00		
18ba	9000 Collateralization of Debt Service paid Via System of Direct Payment	\$0.00	\$0.00		
19	1502 Contingency	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (sum of lines 2 - 19)	\$800,832.00	\$800,832.00	\$736,605.25	\$661,893.35
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	\$4,500.00	\$4,205.30	\$4,205.30
23	Amount of line 20 Related to Security – Soft Costs	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
24	Amount of Line 20 Related to Security – Hard Costs	\$0.00	\$0.00		
25	Amount of line 20 Related to Energy Conservation Measures				

¹To be completed for the Performance and Evaluation Report.

²To be completed for the Performance and Evaluation Report or a Revised Annual Statement

³PHAs with under 250 units in management may use 100% of CFP Grants for operations

⁴RHF funds shall be included here

Part I: Summary			
PHA Name: Kokomo Housing Authority		Grant Type and Number	
		Capital Fund Program Grant No: IN36P00750108	
		Date of CFFP: _____	
		FFY of Grant: 2008	
		FFY of Grant Approval:	
Type of Grant			
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending June 30, 2010		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 9) (06/30/10)	
		<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	
		Total Actual Cost'	
		Original	Revised²
		Obligated	Expended
Signature of Executive Director		Date	Signature of Public Housing Director
			Date

Part I: Supporting Pages

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750107 Replacement Housing Factor Grant No: N/A		CFPP (Yes/No): 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 ¹	Funds Obligated ²	Funds Expended ²	
Garden Square IN007001	Replace 1 Boiler/Fans/Hot Water Loop Repair	1460		\$57,726.00	\$57,726.00	\$57,726.00	\$56,961.70	
	Playground	1450		\$1,000.00	\$1,000.00			
	Convert Gas to Electric	1460		\$105,762.27	\$105,762.27	\$105,762.27	\$105,762.27	
Dunbar Court IN0070002	Replace Furnaces (24)	1460		\$33,141.30	\$33,141.30	\$33,141.30	\$33,141.30	
	Hot Water Heaters	1460		\$20,000.00	\$20,000.00			From 2009 CFP
	Playground	1450		\$1,725.00	\$1,725.00	\$1,725.00	\$1,725.00	
	Refinish Cabinets/Replace Countertops	1460		\$0.00	\$0.00			To 2009 CFP
	Entry/Interior Doors II/III	1460		\$39,000.00	\$39,000.00	\$25,600.00		
Terrace Tower IN007003	Smoke Alarms Replacements	1460		\$0.00	\$0.00			To 2009 CFP
	Water Softeners	1460		\$5,000.00	\$5,000.00	\$4,814.00	\$4,814.00	From 2009 CFP
	Replace/Repair Entry Doors Front & Back	1460		\$3,300.00	\$3,300.00	\$841.29		
	Bathtubs	1460		\$0.00	\$0.00			To 2009 CFP
	Elevator Upgrade	1460		\$18,039.99	\$18,039.99	\$17,003.00	\$741.00	
Civic Center Tower IN007004	Replace/ Repair Entry Doors Front and Back	1460		\$3,300.00	\$3,300.00	\$1,934.65	\$946.00	
	Replace 1 Boiler	1460		\$14,161.23	\$14,161.23	\$8,346.00	\$8,346.00	
	Heat Pumps	1460		\$9,303.00	\$9,303.00	\$9,303.00	\$9,303.00	From 2009 CFP
	Seal Replacement/Cleaning/Repair- Windows	1460		\$15,000.00	\$15,000.00	\$12,771.40	\$12,345.00	
	Elevator Upgrade	1460		\$23,150.69	\$23,150.69	\$23,150.69	\$12,115.69	
Pine Valley IN007005	Bathtubs/Surrounds/Vanities	1460		\$38,272.07	\$38,272.07	\$38,320.83	\$30,945.83	
	Furnace Replacement	1460		\$7,635.00	\$7,635.00	\$7,635.00	\$7,635.00	
	Resurface and Reline Parking Development	1450		\$50,813.08	\$50,813.08	\$50,813.08	\$50,813.08	
Scattered Sites/IN007007	Install Sewer Clean Outs	1450		\$1,700.00	\$1,700.00			From 2009 CFP
	Install Sewer Clean Outs	1450		\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	From 2009 CFP
Scattered Site/IN007008	Install Sewer Clean Outs	1450		\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	From 2009 CFP
Superior Street/IN007009	Landscaping/Tree Trimming	1450		\$2,781.92	\$2,781.92	\$1,900.00	\$1,900.00	
PHA-Wide Management Improvements	Security 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	\$6,421.28	
	Resident Training	1408		\$0.00	\$0.00			
	Computer Software	1408		\$4,658.00	\$4,889.95	\$4,889.95	\$4,889.95	

¹To be completed for the Performance and Evaluation Report or a Revised Annual Statement

²To be completed for the Performance and Evaluation Report.

Part I: Supporting Pages

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750107 Replacement Housing Factor Grant No: N/A				CFFP (Yes/No): 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 ¹	Funds Obligated ²	Funds Expended ²		
PHA-Wide Management Improvements, Cont.	KHIDS	1408		\$500.00	\$500.00	\$246.00	\$246.00		
Administration	Administration	1410		\$58,583.00	\$58,583.00	\$58,583.00	\$53,443.96		
	Benefits	1410		\$21,000.00	\$21,000.00	\$21,000.00	\$19,356.26		
	Sundries	1410		\$500.00	\$500.00				
	(504) Dwelling Structures	1460		\$294.70	\$294.70				
	(504) Dwelling Equipment	1465		\$4,205.30	\$4,205.30	\$4,205.30	\$4,205.30		
	Refrigerators	1465		\$10,000.00	\$10,000.00	\$2,647.00	\$1,909.00		
	Stoves	1465		\$4,000.00	\$4,000.00	\$270.00	\$270.00		
	Computer Hardware	1475		\$25,555.75	\$25,323.80	\$25,068.23	\$24,748.47		
Fees and Costs	Fees & Costs	1430		\$9,023.70	\$9,023.70	\$7,208.26	\$7,208.26		
	Contingency	1502		\$0.00	\$0.00				
	Operations	1406		\$160,000.00	\$160,000.00	\$160,000.00	\$160,000.00		
	Totals			\$800,832.00	\$800,832.00	\$736,605.25	\$661,893.35		

¹To be completed for the Performance and Evaluation Report or a Revised Annual Statement

²To be completed for the Performance and Evaluation Report.

ATTACHMENT (h), continued

FORM HUD-50075.1

CAPITAL FUND PROGRAM ANNUAL STATEMENT/ PERFORMANCE AND
EVALUATION REPORT

2007 CAPITAL FUND

Part I: Summary

PHA Name: Kokomo Housing Authority	Grant Type and Number Capital Fund Program Grant No: IN36P00750107 Date of CFFP: _____	Replacement Housing Factor Grant No: N/A	FFY of Grant: 2007 FFY of Grant Approval:
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Type of Grant

- Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 10) (04/30/10)
 Performance and Evaluation Report for Period Ending June 30, 2010
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost'	
		Original		Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$155,397.00		\$155,397.00	\$155,397.00
3	1408 Management Improvements	\$72,611.51		\$72,096.51	\$72,096.51
4	1410 Administration (may not exceed 10% of line 21)	\$77,699.00		\$77,434.14	\$77,434.14
5	1411 Audit	\$0.00		\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00		\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00		\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00		\$0.00	\$0.00
9	1450 Site Improvement	\$64,912.93		\$60,633.93	\$55,828.93
10	1460 Dwelling Structures	\$291,724.94		\$273,235.18	\$263,491.18
11	1465.1 Dwelling Equipment—Nonexpendable	\$56,114.15		\$50,208.38	\$47,964.38
12	1470 Non-dwelling Structures	\$2,558.00		\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$55,675.94		\$55,660.23	\$55,260.14
14	1485 Demolition	\$0.00			
15	1492 Moving to Work Demonstration	\$0.00			
16	1495.1 Relocation Costs	\$0.00			
17	1499 Development Activities ⁴	\$0.00			
18a	1501 Collateralization or Debt Service	\$0.00			
18ba	9000 Collateralization of Debt Service paid Via System of Direct Payment	\$0.00			
19	1502 Contingency	293.53		0.00	0.00
20	Amount of Annual Grant (sum of lines 2 - 19)	\$776,987.00		\$744,665.37	\$727,472.28
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	\$4,500.00
23	Amount of line 20 Related to Security – Soft Costs	\$40,000.00		\$40,000.00	\$40,000.00
24	Amount of Line 20 Related to Security – Hard Costs	\$0.00			
25	Amount of line 20 Related to Energy Conservation Measures				

¹To be completed for the Performance and Evaluation Report.

²To be completed for the Performance and Evaluation Report or a Revised Annual Statement

³PHAs with under 250 units in management may use 100% of CFP Grants for operations

⁴RHF funds shall be included here

Part I: Summary			
PHA Name: Kokomo Housing Authority		Grant Type and Number	
		Capital Fund Program Grant No: IN36P00750107	FFY of Grant: 2007
		Date of CFFP: _____	FFY of Grant Approval:
Type of Grant			
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no: 10) (04/30/10)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending June 30, 2010		<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	
		Total Actual Cost¹	
		Original	Obligated
Signature of Executive Director		Expended	
	Date		Date

Part I: Supporting Pages

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750107 Replacement Housing Factor Grant No: N/A		CFFP (Yes/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		Funds Obligated ²	Funds Expended ²	
Garden Square IN007002	Storm Door Replacement Phase I/IV	1460		\$10,521.79		\$10,521.79	\$10,521.79	Moved from 2005
	Convert Gas to Electric III/IV	1460		\$16,000.00		\$8,924.62	\$8,924.62	
Dunbar Court IN0070002	Landscaping/Tree Trimming	1450		\$3,915.00		\$3,915.00	\$3,915.00	Moved from 2006
	Entry/Interior Door	1460		\$10,000.00		\$2,647.62	\$2,647.62	
Central Maintenance IN007003	Landscaping/Tree Trimming	1450		\$678.00		\$678.00	\$678.00	Moved from 2006
	Roof replacement	1470		\$2,558.00				
Terrace Tower IN007003	Bathtubs	1460	65	\$1,000.00				
	Elevator upgrade	1460		\$15,000.00		\$15,000.00	\$14,074.00	
Civic Center Tower IN007004	Elevator upgrade	1460		\$15,000.00		\$15,000.00	\$10,024.00	
	Seal Replacement- Windows	1460		\$27,172.78		\$27,172.78	\$27,172.78	
	Landscaping/Tree Trimming	1450		\$3,105.00		\$3,105.00	\$3,105.00	Moved from 2006
	Heat Pumps	1465		\$11,275.15		\$11,275.15	\$11,275.15	Moved from 2006
Pine Valley/IN007005	Fence Repairs/Landscaping	1450		\$51,139.93		\$48,715.93	\$47,135.93	
	Bathtubs/Surrounds/Vanities I/III	1460	30	\$51,600.00		\$51,600.00	\$51,600.00	
	Furnace Replacement	1460	10	\$1,529.30		\$1,529.30	\$1,529.30	
	Windows/Siding/Phase III/IV	1460		\$132,009.07		\$132,009.07	\$132,009.07	
Scattered Sites/IN007007	Fence Repair/Replacement	1450		\$4,345.00		\$4,120.00	\$895.00	
	Kitchen Cabinets	1460		\$800.00				Moved from 2006
	Roof /Repair/Replacement	1460		\$3,842.00		\$3,842.00		
Scattered Site/IN007008	Fence Repair/Replacement	1450		\$800.00				
	Kitchen Cabinets	1460		\$800.00				Moved from 2006
Superior Street/IN007009	Roof /Repair/Replacement	1460		\$6,000.00		\$4,538.00	\$4,538.00	
	Landscaping/Tree Trimming	1450		\$930.00		\$100.00	\$100.00	
PHA-Wide Management Improvements	Security Local Law Enforcement	1408		\$40,000.00		\$40,000.00	\$40,000.00	

¹To be completed for the Performance and Evaluation Report or a Revised Annual Statement

²To be completed for the Performance and Evaluation Report.

Part I: Supporting Pages

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750107 Replacement Housing Factor Grant No: N/A			CFPP (Yes/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		Funds Obligated ²	Funds Expended ²	
PHA-Wide Management Improvements, Cont.	Computer Software	1408		\$21,854.26		\$21,339.26	\$21,339.26	
	Staff Professional Dev.	1408		\$10,000.00		\$10,000.00	\$10,000.00	
	Resident Training	1408		\$0.00				
	KHIDS	1408		\$757.25		\$757.25	\$757.25	
Administration	Admin Salaries	1410		\$56,800.00		\$56,800.00	\$56,800.00	
	Benefits	1410		\$20,399.00		\$20,399.00	\$20,399.00	
	Sundry	1410		\$500.00		\$235.14	\$235.14	
	(504) Dwelling Structures	1460		\$450.00		\$450.00	\$450.00	
	(504) Dwelling Equipment	1465		\$4,050.00		\$4,050.00	\$4,050.00	
	Refrigerators (30)	1465		\$25,880.15		\$25,880.15	\$23,636.15	
	Stove (16)	1465		\$14,908.85		\$9,003.08	\$9,003.08	
	Computer Hardware	1475		\$31,977.80		\$31,977.80	\$31,977.80	
	Telecommunications/Security/CCTV	1475		\$23,698.14		\$23,682.43	\$23,282.34	
Fees and Costs	Fees & Costs	1430		\$0.00				
	Contingency	1502		\$293.53				
	Operations	1406		\$155,397.00		\$155,397.00	\$155,397.00	
	Totals	1410		\$776,987.00		\$744,665.37	\$727,472.28	

¹To be completed for the Performance and Evaluation Report or a Revised Annual Statement

²To be completed for the Performance and Evaluation Report.

ATTACHMENT (i)

IN007i01

FORM HUD-50075.2

CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN

AMP 01 and 02

Part I: Summary

PHA Name/Number Kokomo Housing Authority/IN007 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 AMP01 Civic Center Tower	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
B.	Physical Improvements Subtotal (1450/1460/1465)	Annual Statement	\$604,650.00	\$1,414,950.00	\$2,330,250.00	\$2,477,050.00
C.	Management Improvements (1408)		\$ 28,500.00	\$ 33,500.00	\$ 51,000.00	\$ 66,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment (1470/1475)		\$ 10,000.00	\$ 55,000.00	\$ 228,000.00	\$ 75,000.00
E.	Administration (1410)		\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00
F.	Other (1430/1502)		\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
G.	Operations (1406)		\$ 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		\$775,650.00	\$1,635,950.00	\$2,741,750.00	\$2,750,550.00
L.	Total Non-CFP Funds					
M.	Grand Total		\$775,650.00	\$1,635,950.00	\$2,741,750.00	\$2,750,550.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012			Work Statement for Year 3 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
Sec	Dunbar Court/IN007002			Dunbar Court IN007002		
Annual	Repair/Paint all Exterior Foundation and Apartment Dividers		\$1,000.00	Repair/Paint all Exterior Foundation and Apartment Dividers		\$1,000.00
Statement	Remodel Bathrooms		\$6,000.00	Replace HVAC System		\$25,000.00
	Install Sewer Clean Outs		\$18,000.00	Remodel Bathrooms		\$3,000.00
	Plumbing Upgrade/Repair Interior Plumbing		\$28,000.00	Replace Playground Equipment		\$10,000.00
	Terrace Tower IN007003			Install Sewer Clean Outs		\$18,000.00
	Replace Patio Doors and Replace Community Room Windows		\$34,000.00	Plumbing Upgrade/Repair Interior Plumbing		\$28,000.00
	Replace/Repair Generator		\$100,000.00	Terrace Tower IN007003		
	Remodel Kitchens (504 Compliance)		\$25,000.00	New Roof Top Heating and Cooling Unit		\$30,000.00
	Remodel Bathrooms (504 Compliance)		\$6,000.00	Common Area HVAC Upgrade		\$20,000.00
	Civic Center Tower IN007004			Kitchen & Utility Room Remodeling		\$25,000.00
	Replace/Repair Generator		\$100,000.00	Flat Work Grind and Repair all Walkways		\$10,000.00
	Subtotal of Estimated Cost		\$318,000.00	Subtotal of Estimated Cost		\$170,000.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012			Work Statement for Year 3 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	Scattered Sites IN007007			Terrace Tower IN007003 - continued		
Annual	Garage Refurbishment		\$2,500.00	Exterior Building Cleaning, Sealing and Painting		\$25,000.00
Statement	Replace Furnaces with Energy Star A/C		\$8,000.00	Update Stand Pipe System		\$20,000.00
	Remodel Bathrooms		\$6,000.00	Automatic Door Closer System Replace/Repair		\$20,000.00
	Install Sewer Clean Outs		\$2,500.00	Carpet/Tile Replacement Halls and Community Spaces		\$21,000.00
	Wrap Exposed Exterior Wood with Aluminum		\$6,000.00	Replace Apartment Floor Tile		\$51,000.00
	Replace Carpeting and Tile		\$6,000.00	Remodel Bathrooms		\$76,500.00
	Roof Replacement		\$8,000.00	Remove Nurse Call System		\$11,000.00
	Gutter/Down Spout Replace with Leaf Guard Screen		\$8,000.00	Civic Center Tower IN007004		
	Siding/Foundation Replace/Repair		\$8,000.00	Replace/Repair Cooling Tower		\$100,000.00
	Storm/Exterior Doors Replacement		\$1,600.00	Replace/Repair Glycol Recirculating Pumps		\$30,000.00
	Replace Carpeting and Tile		\$6,000.00	Remove Landscaping on North Side of Building to add More Parking		\$20,000.00
	Roof Replacement		\$8,000.00	Complete Landscaping Make Over		\$20,000.00
	Subtotal of Estimated Cost		\$70,600.00	Subtotal of Estimated Cost		\$394,500.00

Part II: Supporting Pages - Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012			Work Statement for Year 3 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Scattered Sites IN007008			Civic Center Tower IN007004 - continued		
	Remodel Bathrooms		\$6,000.00	Repair/Replace Heat Pumps		\$42,000.00
	Garage Refurbishment		\$2,500.00	Replace/Repair Windows in Units		\$53,000.00
	Replace Furnaces with Energy Star A/C		\$8,000.00	Replace Apartment Entry Doors		\$55,000.00
	Install Sewer Clean Outs		\$2,500.00	Remodel Bathrooms		\$45,000.00
	Wrap Exposed Exterior Wood with Aluminum		\$6,000.00	Roof Replacement		\$92,000.00
	Replace Carpeting and Tile		\$6,000.00	Exterior Building Cleaning and Sealing		\$50,000.00
	AMP01- Wide			Solar Heater System Upgrade		\$20,000.00
	CCTV Security Upgrade		\$8,000.00	Water Line Replacement in Penthouse and Mechanical Room		\$30,000.00
	Replace Obsolete Locks and Cores		\$3,800.00	Remove Nurse Call System		\$11,000.00
	Security Lights Replace and Add Exterior Lights		\$7,000.00	Replace all Hallway/Office/Maintenance Doors		\$20,000.00
	Upgrade or Replace Fencing		\$7,000.00	Automatic Door Closer System Replace/Repair		\$20,000.00
	Flat Work and Asphalt Replace/Repair		\$100,000.00	Garage Refurbishment		\$2,500.00
	Landscape/Tree Trimming and Removal		\$20,000.00	Remodel Bathrooms		\$6,000.00
	Revitalization		\$25,000.00	Replace Furnaces with Energy Star A/C		\$8,000.00
	Security by Local Law Enforcement		\$20,000.00	Wrap Exposed Exterior Wood with Aluminum		\$6,000.00
	Staff Professional Dev.		\$5,000.00	Replace Carpeting and Tile		\$6,000.00
	Subtotal of Estimated Cost		\$226,800.00	Subtotal of Estimated Cost		\$466,500.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012			Work Statement for Year 3 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	AMP01-Wide - continued			Scattered Sites IN007007		
	Computer Software		\$2,500.00	Roof Replacement		\$8,000.00
	Resident Training		\$1,000.00	Gutter and Down Spout Replacement add Leaf Guard Screen		\$8,000.00
	Administration		\$29,250.00	Siding/Foundation Replacement		\$8,000.00
	Benefits		\$10,500.00	Storm/Exterior Door Replacement		\$1,600.00
	Sundries		\$250.00	Install Sewer Clean Outs		\$2,500.00
	(504) Dwelling Structures		\$1,000.00	Scattered Sites IN007008		
	(504) Dwelling Equipment		\$1,250.00	Garage Refurbishment		\$25,000.00
	Refrigerators & Stoves		\$5,000.00	Replace Furnaces with Energy Star A/C		\$8,000.00
	Water Heaters		\$7,000.00	Remodel Bathrooms		\$6,000.00
Annual	Computer Hardware		\$10,000.00	Install Sewer Clean Outs		\$2,500.00
Statement	Fees and Costs		\$2,500.00	Wrap Exposed Exterior Wood with Aluminum		\$6,000.00
	Contingency		.00	Replace Carpeting and Tile		\$6,000.00
	Operations		\$90,000.00	Roof Replacement		\$8,000.00
				Gutter and Down Spout Replacement add Leaf Guard Screen		\$8,000.00
				Siding/Foundation Replacement		\$8,000.00
	Subtotal of Estimated Cost		\$160,250.00	Subtotal of Estimated Cost		\$105,600.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012			Work Statement for Year 3 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
Set				Scattered Sites IN007008 - continued		
Annual				Storm/Exterior Door Replacement		\$1,600.00
Statement				Superior Street IN007009		
				Replace Furnaces with Energy Star A/C		\$18,000.00
				Replace Floor Tile		\$12,000.00
				Gutter and Down Spout Replacement add Leaf Guard Screen		\$8,000.00
				Roof Replacement		\$20,000.00
				AMP01 - Wide		
				CCTV Security Upgrade		\$8,000.00
				Door Locks Replacement		\$2,500.00
				Replace/Repair/Add Security Lighting		\$7,000.00
				Flat Work/Asphalt Repair or Replacement		\$100,000.00
				Landscape/Tree Trimming and Removal		\$100,000.00
				Upgrade or Replace Fencing		\$7,000.00
				Revitalization		\$25,000.00
				(504) Dwelling Structures		\$1,000.00
				(504) Dwelling Equipment		\$1,250.00
				Refrigerators & Stoves		\$5,000.00
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		\$316,350.00

Part II: Supporting Pages - Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2011	Work Statement for Year 4 FFY 2014			Work Statement for Year: 5 FFY 2015		
	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	Dunbar Court IN007002			Dunbar Court IN007002		
Annual	Replace Exterior Doors/Storm Doors and Frames		\$96,000.00	Replace HVAC System		\$48,000.00
Statement	Replace HVAC System		\$72,000.00	Remodel Bathrooms		\$10,000.00
	Remodel Bathrooms		\$10,000.00	Upgrade Playground(s) Equipment		\$10,000.00
	Upgrade Playground(s) Equipment		\$10,000.00	Kitchen & Utility Room Remodeling		\$48,000.00
	Kitchen & Utility Room Remodeling		\$48,000.00	Electrical System Upgrade		\$36,000.00
	Electrical System Upgrade		\$36,000.00	Plumbing Replacement/ Upgrade Interior Plumbing		\$48,000.00
	Plumbing Replacement/ Upgrade Interior Plumbing		\$48,000.00	Install Sewer Clean Outs		\$18,000.00
	Install Sewer Clean Outs		\$18,000.00	Replace Interior Doors and Frames		\$5,000.00
	Replace Interior Doors and Frames		\$24,000.00	Flat Work Grind and/or Repair all Walkways, Steps, Porches		\$50,000.00
	Flat Work Grind and/or Repair all Walkways, Steps, Porches		\$50,000.00	Install Ornamental Fencing		\$30,000.00
	Install Ornamental Fencing		\$30,000.00	Gutter/Down Spout with Leaf Guard System		\$10,000.00
	Gutter/Down Spout with Leaf Guard System		\$35,000.00	Parking Lot Resurface/Replace		\$35,000.00
	Terrace Tower IN007003			Privacy Fence		\$25,000.00
	New Roof Top Heating and Cooling Unit		\$30,000.00	Replace all Roofs and add Rain Handler		\$100,000.00
	Subtotal of Estimated Cost		\$507,000.00	Subtotal of Estimated Cost		\$473,000.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2011	Work Statement for Year 4 FFY 2014			Work Statement for Year 5 FFY 2015		
	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	Terrace Tower IN007003 – continued			Terrace Tower IN007003 – continued		
Annual Statement	Upgrade Laundry Room		\$5,000.00	Elevator Repair		\$15,000.00
	Repair/Replace all Entry Door(s), Maintenance Doors		\$15,000.00	Upgrade Laundry room		\$5,000.00
	Repave/Resurface/ Reconfigure Driveways		\$40,000.00	Repair/Replace all Entry Doors, Maintenance Doors		\$15,000.00
	Upgrade all Lighting in Hallways		\$10,000.00	Repave/Resurface/ Reconfigure Driveways		\$40,000.00
	Ceiling Tile Replacement Throughout Building		\$15,000.00	Upgrade all Lighting in Hallways		\$10,000.00
	Civic Center Tower IN007004			Ceiling Tile Replacement Throughout Building		\$15,000.00
	Replace/Repair Cooling Tower		\$75,000.00	Civic Center Tower IN007004		
	Replace/Repair Generator		\$75,000.00	Replace/Repair Cooling Tower		\$75,000.00
	Replace/Repair Glycol Recirculating Pumps		\$10,000.00	Replace/Repair Generator		\$75,000.00
	Replace/Repair Trash Compactor		\$15,000.00	Replace/Repair Glycol Recirculating Pumps		\$10,000.00
	Remove Landscaping on North Side of Building to Add more Parking		\$15,000.00	Replace/Repair Trash Compactor		\$15,000.00
	Complete Landscaping Make Over		\$25,000.00	Remove Landscaping on North Side of Building to add more Parking		\$15,000.00
	Upgrade HVAC System in Hallways/Common Area		\$25,000.00	Complete Landscaping Make Over		\$25,000.00
	Replace/Repair Windows in Units		\$10,000.00	Upgrade HVAC system in Hallways/Common Area		\$25,000.00
	Subtotal of Estimated Cost		\$335,000.00	Subtotal of Estimated Cost		\$340,000.00

Part II: Supporting Pages - Physical Needs Work Statement(s)

Work Statement for Year 1 FFY <u>2011</u>	Work Statement for Year <u>4</u> FFY <u>2014</u>			Work Statement for Year: <u>5</u> FFY <u>2015</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 Annual Statement	Civic Center Tower IN007004 - continued			Civic Center Tower IN007004 - continued	
	Replace Apartment Entry Doors		\$83,200.00	Replace/Repair Windows in Units		\$10,000.00
	Remodel Bathrooms		\$52,000.00	Replace Apartment Entry Doors		\$83,200.00
	Kitchen & Utility Room Remodeling		\$52,000.00	Remodel Bathrooms		\$52,000.00
	Replace all Hallway/Office/Maintenance Doors		\$10,000.00	Kitchen & Utility room Remodeling		\$52,000.00
	Roof Replacement		\$75,000.00	Replace all Hallway/Office/Maintenance Doors		\$10,000.00
	Exterior Building Cleaning and Sealing		\$25,000.00	Roof Replacement		\$75,000.00
	Solar Heater System Upgrade		\$25,000.00	Exterior Building Cleaning and Sealing		\$25,000.00
	Plumbing Replacement Penthouse/Mechanical Rooms		\$25,000.00	Solar Heater System Upgrade		\$25,000.00
	Ceiling Tile Replacement Whole Building		\$25,000.00	Plumbing Replacement Penthouse/Mechanical Rooms		\$25,000.00
	Replace all Lights Energy Efficient Fixtures		\$25,000.00	Ceiling Tile Replacement whole Building		\$25,000.00
	Audio Visual/Intercom Entry System		\$25,000.00	Replace all Lights Energy Efficient Fixtures		\$25,000.00
	Repair/Replace Heat Pumps		\$35,000.00	Audio Visual/Intercom Entry System		\$25,000.00
	Replace Carpeting/Flooring throughout Building		\$35,000.00	Repair/Replace Heat Pumps		\$35,000.00
	Replace Windows in Green Room/ Community Room		\$25,000.00	Replace Carpeting/Flooring throughout Building		\$35,000.00
	Subtotal of Estimated Cost		\$517,200.00	Subtotal of Estimated Cost		\$502,200.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2011	Work Statement for Year 4 FFY 2014			Work Statement for Year: 5 FFY 2015		
	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	Civic Center Tower IN007004 - continued			Civic Center Tower IN007004 - continued		
	Elevator Repairs/Replace		\$25,000.00	Replace Windows in Green Room/ Community Room		\$25,000.00
	Balcony Repair/Tuck Pointing		\$25,000.00	Elevator Repairs/Replace		\$25,000.00
	Replace Windows/Balcony Doors		\$25,000.00	Balcony Repair/Tuck Pointing		\$25,000.00
	Scattered Sites IN007007			Replace Windows/Balcony Doors		\$25,000.00
	Garage Refurbishment		\$2,500.00	Scattered Sites IN007007		
	Replace Furnaces with Energy Star A/C		\$8,000.00	Garage Refurbishment		\$2,500.00
	Remodel Bathrooms		\$6,000.00	Replace Furnaces with Energy Star A/C		\$8,000.00
	Wrap Exterior Exposed Wood with Aluminum		\$6,000.00	Remodel Bathrooms		\$6,000.00
	Replace Carpeting and Tile		\$6,000.00	Wrap Exterior Exposed Wood with Aluminum		\$6,000.00
	Roof Replacement		\$8,000.00	Replace Carpeting and Tile		\$6,000.00
	Gutter and Down Spout Replacement add Leaf Guard Screen		\$8,000.00	Roof Replacement		\$8,000.00
	Siding/Foundation Replace/Repair		\$8,000.00	Gutter and Down Spout Replacement add Leaf Guard Screen		\$8,000.00
	Storm/Exterior Door Replacement		\$1,600.00	Siding/Foundation Replace/Repair		\$8,000.00
	Subtotal of Estimated Cost		\$129,100.00	Subtotal of Estimated Cost		\$152,500.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2011	Work Statement for Year 4 FFY 2014			Work Statement for Year: 5 FFY 2015		
	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	Scattered Sites IN007007 -continued			Scattered Sites IN007007 -continued	
Annual	Remodel Kitchens		\$8,000.00	Storm/Exterior Door Replacement		\$3,000.00
Statement	Replace Windows with Energy Efficient		\$8,000.00	Remodel Kitchens		\$8,000.00
	Replace all Interior Doors		\$1,600.00	Replace Windows with Energy Efficient		\$8,000.00
	Install Sewer Clean Outs		\$2,500.00	Replace all Interior Doors		\$1,600.00
	Scattered Sites/IN007008			Install Sewer Clean Outs		\$2,500.00
	Garage Refurbishment		\$2,500.00	Scattered Sites/IN007008		
	Replace Furnaces with Energy Star A/C		\$8,000.00	Garage Refurbishment		\$2,500.00
	Remodel Bathrooms		\$6,000.00	Replace Furnaces with Energy Star A/C		\$8,000.00
	Wrap Exterior Exposed Wood with Aluminum		\$6,000.00	Remodel Bathrooms		\$6,000.00
	Replace Carpeting and Tile		\$6,000.00	Wrap Exterior Exposed Wood with Aluminum		\$6,000.00
	Roof Replacement		\$8,000.00	Replace Carpeting and Tile		\$6,000.00
	Gutter and Down Spout Replacement add Leaf Guard Screen		\$8,000.00	Roof Replacement		\$8,000.00
	Siding/Foundation Replace/Repair		\$6,000.00	Gutter and Down spout Replacement add Leaf Guard Screen		\$8,000.00
	Storm/Exterior Door Replacement		\$1,600.00	Siding/Foundation Replace/Repair		\$6,000.00
	Subtotal of Estimated Cost		\$72,200.00	Subtotal of Estimated Cost		\$73,600.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2011	Work Statement for Year 4 FFY 2014			Work Statement for Year: 5 FFY 2015		
	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	Superior Street IN007009 – continued			Scattered Sites IN007008 - continued	
	Remodel Kitchens		\$10,000.00	Storm/Exterior Door Replacement		\$3,000.00
	Replace Windows with Energy Efficient		\$8,000.00	Remodel Kitchens		\$10,000.00
	Replace all Interior Doors		\$6,000.00	Replace Windows with Energy Efficient		\$8,000.00
	Install Sewer Clean Outs		\$2,500.00	Replace all Interior Doors		\$6,000.00
	Playground		\$10,000.00	Install Sewer Clean Outs		\$2,500.00
	Roof Repair/Replace		\$20,000.00	Superior Street IN007009		
	Utility Sheds & Trash Enclosures Repair		\$5,000.00	Playground		\$10,000.00
	Gutter and Down Spout Replacement add Leaf Guard Screen		\$8,000.00	Roof Repair/Replace		\$20,000.00
	Storm/Interior/Exterior Door Replacement		\$6,000.00	Utility Sheds & Trash Enclosures Repair		\$5,000.00
	Repair/Replace Fencing/Retaining Wall		\$6,000.00	Gutter and Down Spout Replacement add Leaf Guard Screen		\$8,000.00
	Siding/Foundation Replace/Repair		\$6,000.00	Storm/Interior/Exterior Door Replacement		\$6,000.00
	Replace Furnaces with Energy Star A/C		\$20,000.00	Repair/Replace Fencing/Retaining Wall		\$6,000.00
	Subtotal of Estimated Cost		\$107,500.00	Subtotal of Estimated Cost		\$84,500.00

Part II: Supporting Pages - Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2011	Work Statement for Year 4 FFY 2014			Work Statement for Year 5 FFY 2015		
	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	AMP01 - Wide Revitalization		\$30,000.00	Superior Street IN007009 - continued Siding/Foundation Replace/Repair		\$6,000.00
	Telecom/Security/ CCTV System Upgraded or Replaced		\$10,000.00	Replace Furnaces with Energy Star A/C		\$20,000.00
	Replace/Repair/Add Security Lighting		\$6,000.00	AMP01 - Wide Revitalization		\$55,000.00
	Replace/Repair HVAC Systems		\$6,000.00	Telecom/Security/ CCTV System Upgraded or Replaced		\$10,000.00
	Door Lock Replacement		\$6,000.00	Replace/Repair/Add Security Lighting		\$6,000.00
	Flat Work/Asphalt Replacement		\$100,000.00	Replace/Repair HVAC Systems		\$6,000.00
	Upgrade or Replace Fencing		\$20,000.00	Door Lock Replacement		\$6,000.00
	Landscape/Tree Trimming and Removal		\$100,000.00	Flat Work/Asphalt Replacement		\$100,000.00
	Water Softeners Repair/Replace		\$10,000.00	Upgrade or Replace Fencing		\$20,000.00
	Fire Systems Repair/Replace (504) Dwelling Structures		\$20,000.00	Landscape/Tree Trimming and Removal		\$100,000.00
	(504) Dwelling Equipment		\$1,250.00	Water Softeners Repair/Replace		\$10,000.00
	Refrigerators & Stoves		\$5,000.00	Fire Systems Repair/Replace (504) Dwelling Structures		\$20,000.00
	Water Heaters Upgrades Energy Star		\$45,000.00	(504) Dwelling Equipment		\$1,250.00
	Contingency		.00	Refrigerators & Stoves		\$5,000.00
				Water Heaters Upgrades Energy Star		\$45,000.00
				Contingency		.00
	Subtotal of Estimated Cost		\$360,250.00	Subtotal of Estimated Cost		\$411,250.00

Part I: Summary						
PHA Name/Number Kokomo Housing Authority AMP02		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>2011</u>	Work Statement for Year 2 FFY <u>2012</u>	Work Statement for Year 3 FFY <u>2013</u>	Work Statement for Year 4 FFY <u>2014</u>	Work Statement for Year 5 FFY <u>2015</u>
B.	Physical Improvements Subtotal (1450/1460/1465)	Annual Statement	\$323,950.00	\$ 823,450.00	\$1,298,150.00	\$1,646,150.00
C.	Management Improvements (1408)		\$ 33,500.00	\$ 28,500.00	\$ 51,000.00	\$ 51,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment (1470/1475)		\$ 10,000.00	\$ 110,000.00	\$ 101,000.00	\$ 75,000.00
E.	Administration (1410)		\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00
F.	Other (1430/1502)		\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
G.	Operations (1406)		\$ 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		\$491,950.00	\$1,086,450.00	\$1,574,650.00	\$1,896,650.00
L.	Total Non-CFP Funds					
M.	Grand Total		\$491,950.00	\$1,086,450.00	\$1,574,650.00	\$1,896,650.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012			Work Statement for Year: 3 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	Garden Square IN007001			Garden Square IN007001		
Annual	Water Softeners		\$1,500.00	Steam and Return Line Replacement		\$115,000.00
Statement	Replace Playground Equipment		\$15,000.00	Gutters and Down Spouts add Leaf Guard Screen		\$10,000.00
	Replace Interior Doors		\$5,000.00	Replace Fence around Basement Entry with Stairwell Enclosure		\$46,000.00
	Vacuum Pump Repair		\$5,000.00	Resurface Storage Area Back of Community Room		\$15,000.00
	Gutters and Down Spouts add Leaf Guard Screen		\$10,000.00	Replace A/C System in Community Room		\$10,000.00
	Pine Valley IN007005			Re-plumb Boiler Room		\$50,000.00
	Water Heater Replacement with Energy Star		\$25,000.00	Remodel Bathrooms		\$21,000.00
	Rewire all apartments per Duke Energy Specs		\$40,000.00	Replace Interior Doors		\$5,000.00
	Scattered Sites IN007007			Repair/Paint all Exterior Foundation and Apartment Dividers		\$24,000.00
	Refurbish Garages		\$2,500.00	Update Community/ Office Spaces		\$20,000.00
	Replace old Furnaces with Energy Star A/C		\$8,000.00			
	Subtotal of Estimated Cost		\$112,000.00	Subtotal of Estimated Cost		\$316,000.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012			Work Statement for Year: 3 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	Scattered Sites IN007007 – continued			Pine Valley IN007005		
Annual	Remodel Bathrooms		\$6,000.00	Water Heater Replacement with Energy Star		\$25,000.00
Statement	Wrap Exposed Exterior Wood with Aluminum		\$6,000.00	Rewire all Apartments per Duke Energy Specs		\$40,000.00
	Replace Carpeting and Tile		\$6,000.00	Replace all Over Hangs/Install New Vents and Soffit		\$100,000.00
	Roof Replacement		\$8,000.00	Gutters and Down Spouts add Leaf Guard Screen		\$8,000.00
	Gutters and Down Spouts with Leaf Guard Screen		\$8,000.00	Replace all Floor Tile		\$15,000.00
	Siding/Foundation Replace/Repair		\$8,000.00	Install Driveway to Community Room/ Resurface Cement Patio		\$20,000.00
	Storm/Exterior Door Replacement		\$1,600.00	Repair Drainage Ditches between Building in Front Court		\$9,000.00
	Install Sewer Clean Outs		\$2,500.00	Pour Solid Cement Wall around Trash Enclosures		\$12,000.00
	Scattered Sites IN007008			Replace Storage Building with one Garage		\$20,000.00
	Refurbish Garages		\$2,500.00	Remodel Bathrooms		\$100,000.00
	Replace old Furnaces with Energy Star A/C		\$8,000.00	Refurbish Garages		\$2,500.00
	Subtotal of Estimated Cost		\$56,600.00	Subtotal of Estimated Cost		\$351,500.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012			Work Statement for Year 3 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	Scattered Sites IN007008 - continued			Scattered Sites IN007007		
Annual	Remodel Bathrooms		\$6,000.00	Replace old Furnaces with Energy Star A/C		\$8,000.00
Statement	Install Sewer Clean Outs		\$2,500.00	Remodel Bathrooms		\$6,000.00
	Wrap Exposed Exterior Wood with Aluminum		\$6,000.00	Install Sewer Clean Outs		\$2,500.00
	Replace Carpeting and Tile		\$6,000.00	Wrap Exposed Exterior Wood with Aluminum		\$6,000.00
	Roof Replacement		\$8,000.00	Replace Carpeting and Tile		\$6,000.00
	Gutters and Down Spouts add Leaf Guard Screen		\$8,000.00	Roof Replacement		\$8,000.00
	Siding/Foundation Replace/Repair		\$8,000.00	Gutter and Down Spout Replace with Leaf Guard Screen		\$8,000.00
	Storm/Exterior Door Replacement		\$1,600.00	Siding/Foundation Replace/Repair		\$8,000.00
	AMP02 - Wide			Storm Door/Exterior Door Replacement		\$1,600.00
	Revitalization		\$30,000.00	Scattered Sites IN007008		
	Telecom/Security/CCTV Upgraded		\$6,000.00	Refurbish Garages		\$2,500.00
	Replace/Repair/Add Security Lighting		\$7,000.00	Replace Furnaces with Energy Star A/C		\$8,000.00
	Flat Work Replacement		\$20,000.00	Remodel Bathrooms		\$6,000.00
	Subtotal of Estimated Cost		\$109,100.00	Subtotal of Estimated Cost		\$70,600.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012			Work Statement for Year: 3 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	AMP02 – Wide - continued			Scattered Sites IN007008 - continued		
Annual	Upgrade or Replace Fencing		\$7,000.00	Install Sewer Clean Outs		\$2,500.00
Statement	Landscape/Tree Trimming and Removal		\$20,000.00	Wrap Exposed Exterior Wood with Aluminum		\$6,000.00
	(504) Dwelling Structures		\$1,000.00	Replace Carpeting and Tile		\$6,000.00
	(504) Dwelling Equipment		\$1,250.00	Roof Replacement		\$8,000.00
	Refrigerators & Stoves		\$10,000.00	Gutter and Down Spout Replace with Leaf Guard Screen		\$8,000.00
	Water Heaters		\$7,000.00	Siding/Foundation Replace/Repair		\$8,000.00
	Contingency		.00	Storm Door/Exterior Door Replacement		\$1,600.00
				AMP02 – Wide Revitalization		\$30,000.00
				Telecom/Security/CCTV Security Upgrade/Replace		\$6,000.00
				Replace/Repair/Add Security Lighting		\$7,000.00
				Flat Work Replacement		\$20,000.00
				Upgrade or Replace Fencing		\$7,000.00
				Landscape/Tree Trimming and Removal		\$20,000.00
				Door Locks Replaced		\$46,000.00
				(504) Dwelling Structures		\$1,000.00
				(504) Dwelling Equipment		\$1,250.00
				Water Heaters		\$7,000.00
				Contingency		.00
	Subtotal of Estimated Cost		\$46,250.00	Subtotal of Estimated Cost		\$185,350.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2011	Work Statement for Year 4 FFY 2014			Work Statement for Year: 5 FFY 2015		
	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	Garden SquareIN007001			Garden SquareIN007001		
Annual	Underground Piping System		\$115,000.00	Underground Piping System		\$115,000.00
Statement	Electric Power Transmission system		\$575,000.00	Electric Power Transmission System		\$575,000.00
	Radiators/Covers Replace or Repair		\$10,000.00	Radiators/Covers Replace or Repair		\$10,000.00
	Remodel Kitchens		\$10,000.00	Remodel Kitchens		\$10,000.00
	Replace Fence around Basement Entry with Stairwell Enclosure		\$11,500.00	Replace Fence around Basement Entry with Stairwell Enclosure		\$11,500.00
	Boiler Room Re-plumbed		\$10,000.00	Boiler Room Re-plumbed		\$10,000.00
	Water Softener Replace/Repair		\$5,000.00	Water Softener Replace/Repair		\$5,000.00
	Remodel Bathroom		\$4,000.00	Remodel Bathroom		\$4,000.00
	Refurbish Storage Area Back of Community Room		\$3,000.00	Refurbish Storage Area Back of Community Room		\$3,000.00
	Replace HVAC System Community Room		\$2,000.00	Replace HVAC System Community Room		\$2,000.00
	Refurbish Smoke Stack		\$10,000.00	Refurbish Smoke Stack		\$10,000.00
	Pine Valley IN007005			Pine Valley IN007005		
	Flat Work Patios		\$10,000.00	Flat Work Patios		\$10,000.00
	Rewire all Apartments per Duke Energy Specs		\$40,000.00	Rewire all Apartments per Duke Energy Specs		\$40,000.00
	Subtotal of Estimated Cost		\$805,500.00	Subtotal of Estimated Cost		\$805,500.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year 4 FFY 2014			Work Statement for Year: 5 FFY 2015		
	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	Pine Valley IN007005-continued			Pine Valley IN007005-continued		
Annual	Replace all Over Hangs/Install New Vents and Soffit		\$60,000.00	Replace all Over Hangs/Install New Vents and Soffit		\$60,000.00
Statement	Replace all Gutters Down Spouts add Leaf Guard Screen		\$10,000.00	Replace all Gutters Down Spouts add Leaf Guard Screen		\$10,000.00
	Replace all Floor Tile		\$15,000.00	Replace all Floor Tile		\$15,000.00
	Remodel Bathrooms		\$60,000.00	Remodel Bathrooms		\$250,000.00
	Fire Hydrant System Upgrade		\$10,000.00	Fire Hydrant System Upgrade		\$60,000.00
	Repair Drainage Ditches between Buildings		\$1,800.00	Repair Drainage Ditches between Buildings		\$30,000.00
	Pour Solid Cement Wall around Trash Enclosures		\$2,400.00	Pour Solid Cement Wall around Trash Enclosures		\$10,000.00
	Replace Storage Building with One Garage		\$4,000.00	Replace Storage Building with One Garage		\$1,800.00
	Remodel Kitchens		\$10,000.00	Remodel Kitchens		\$2,400.00
	Entry Door Replacement		\$10,000.00	Entry Door Replacement		\$4,000.00
	Interior Door Replacement		\$10,000.00	Interior Door Replacement		\$10,000.00
	Scattered Sites IN007007			Bus Stop Shelter		\$10,000.00
	Refurbish Garages		\$2,000.00			\$10,000.00
	Subtotal of Estimated Cost		\$195,200.00	Subtotal of Estimated Cost		\$473,200.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2011	Work Statement for Year 4 FFY 2014			Work Statement for Year: 5 FFY 2015		
	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	Scattered Sites IN007007 – continued			Scattered Sites IN007007		
Annual	Replace old Furnaces with Energy Star A/C		\$8,000.00	Replace old Furnaces with Energy Star A/C		\$8,000.00
Statement	Remodel Bathrooms		\$6,000.00	Remodel Bathrooms		\$6,000.00
	Install Sewer Clean Outs		\$2,000.00	Install Sewer Clean Outs		\$2,000.00
	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		\$8,000.00	Roof Replacement		\$8,000.00
	Gutter/Down Spout Replace with Leaf Guard Screen		\$8,000.00	Gutter/Down Spout Replace with 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	Storm /Exterior Door Replacement		\$1,600.00
	Scattered Sites IN007008			Scattered Sites IN007008		
	Refurbish Garages		\$2,500.00	Refurbish Garages		\$2,500.00
	Replace Furnaces with Energy Star A/C		\$8,000.00	Replace Furnaces with Energy Star A/C		\$8,000.00
	Remodel Bathrooms		\$6,000.00	Remodel Bathrooms		\$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
	Subtotal of Estimated Cost		\$78,600.00	Subtotal of Estimated Cost		\$78,600.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2011	Work Statement for Year 4 FFY 2014			Work Statement for Year: 5 FFY 2015		
	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	Scattered Sites IN007008 – continued			Scattered Sites IN007008 – continued		
Annual	Replace Carpeting and Tile		\$6,000.00	Replace Carpeting and Tile		\$6,000.00
Statement	Roof Replacement		\$8,000.00	Roof Replacement		\$8,000.00
	Gutter/Down Spout Replace with Leaf Guard Screen		\$8,000.00	Gutter/Down Spout Replace with Leaf Guard Screen		\$8,000.00
	Siding/Foundation Replace/Repair		\$8,000.00	Siding/Foundation Replace/Repair		\$8,000.00
	Storm Door/Exterior Door Replacement		\$1,600.00	Storm Door/Exterior Door Replacement		\$1,600.00
	AMP02 – Wide			AMP02 – Wide		
	Revitalization		\$30,000.00	Revitalization		\$50,000.00
	Replacement Windows		\$50,000.00	Replacement Windows		\$50,000.00
	Telecom/Security/CCTV Security Upgrade/Replace		\$8,000.00	Telecom/Security/CCTV Security Upgrade/Replace		\$8,000.00
	Replace/Repair/Add Security Lighting		\$7,000.00	Replace/Repair/Add Security Lighting		\$7,000.00
	Replace Kitchen Cabinets		\$10,000.00	Replace Kitchen Cabinets		\$10,000.00
	Door Locks Replacement		\$46,000.00	Door Locks Replacement		\$46,000.00
	Flat work and Asphalt Replaced/Repaired		\$20,000.00	Flat work and Asphalt Replaced/Repaired		\$20,000.00
	Upgrade or Replace Fencing		\$7,000.00	Upgrade or Replace Fencing		\$7,000.00
	Subtotal of Estimated Cost		\$209,600.00	Subtotal of Estimated Cost		\$229,600.00

