

DRAFT

**HOUSING AUTHORITY
OF HENDERSON**

2024 AGENCY PLAN



**HOUSING AUTHORITY OF HENDERSON
111 SOUTH ADAMS STREET
HENDERSON, KENTUCKY 42420**

KY012**Housing Authority of Henderson****PHA Annual Agency Plan****2024**

ky012v01	Template -HUD 50075-ST
ky012a01	Statement of Housing Needs and Strategy for addressing Housing Needs
ky012b01	De-Concentration Policy
ky012c01	Financial Resources
ky012d01	Goals and Objectives/Progress Reports
ky012e01	Comments of Resident Advisory Board and Public Hearing Minutes
ky012f01	Certification of PHA Policy and Programs HUD 50077-ST-HCV-HP Certification by State/Local Official of PHA Plans Consistency with Consolidated Plan HUD 50077-SL Resolution HAH Approving 2024 Annual Agency Plan and Authorizing Submission
ky012g01	Statement of Capital Improvements 2024-2028 Capital Fund Summary Table and Five-Year Capital Fund Action Plan
ky012h01	Publication of Public Hearing
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2024 Annual Plan

Template – HUD 50075-ST

ky012v01

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs** or **TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																																					
A.1	<p>PHA Name: <u>Housing Authority of Henderson</u> PHA Code: <u>KY012</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/01/2024</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>430</u> Number of Housing Choice Vouchers (HCVs) <u>748</u> Total Combined Units/Vouchers <u>1178</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. The Housing Authority of Henderson's Agency Plan is available at: 1) The Housing Authority of Henderson 2) The City of Henderson 3) The Housing Authority of Henderson's website: www.hahenderson.org</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="162 1510 1458 1955"> <thead> <tr> <th data-bbox="162 1510 435 1585" rowspan="2">Participating PHAs</th> <th data-bbox="435 1510 565 1585" rowspan="2">PHA Code</th> <th data-bbox="565 1510 868 1585" rowspan="2">Program(s) in the Consortia</th> <th data-bbox="868 1510 1144 1585" rowspan="2">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1144 1510 1458 1553">No. of Units in Each Program</th> </tr> <tr> <th data-bbox="1144 1553 1291 1585">PH</th> <th data-bbox="1291 1553 1458 1585">HCV</th> </tr> </thead> <tbody> <tr> <td data-bbox="162 1585 435 1681">Lead PHA:</td> <td data-bbox="435 1585 565 1681"></td> <td data-bbox="565 1585 868 1681"></td> <td data-bbox="868 1585 1144 1681"></td> <td data-bbox="1144 1585 1291 1681"></td> <td data-bbox="1291 1585 1458 1681"></td> </tr> <tr> <td data-bbox="162 1681 435 1776"></td> <td data-bbox="435 1681 565 1776"></td> <td data-bbox="565 1681 868 1776"></td> <td data-bbox="868 1681 1144 1776"></td> <td data-bbox="1144 1681 1291 1776"></td> <td data-bbox="1291 1681 1458 1776"></td> </tr> <tr> <td data-bbox="162 1776 435 1872"></td> <td data-bbox="435 1776 565 1872"></td> <td data-bbox="565 1776 868 1872"></td> <td data-bbox="868 1776 1144 1872"></td> <td data-bbox="1144 1776 1291 1872"></td> <td data-bbox="1291 1776 1458 1872"></td> </tr> <tr> <td data-bbox="162 1872 435 1955"></td> <td data-bbox="435 1872 565 1955"></td> <td data-bbox="565 1872 868 1955"></td> <td data-bbox="868 1872 1144 1955"></td> <td data-bbox="1144 1872 1291 1955"></td> <td data-bbox="1291 1872 1458 1955"></td> </tr> </tbody> </table>						Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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B.	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> De-concentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <ul style="list-style-type: none"> • Statement of Housing Needs and Strategy for Addressing Housing Needs • Financial Resources <p>(c) The PHA must submit its De-concentration Policy for Field Office review.</p> <ul style="list-style-type: none"> • Submitted
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. See Attached Progress Report Documentation in the Annual Plan</p>
B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. See form 50075.2 2023-2027 original approved by HUD on 3/23/2023 and Revision approved on 8/22/2023.</p> <p>Proposed HUD Form 50075.2 for Five Year Action Plan developed and brought before the Resident Advisory Board to be included with the Public Hearing Information for the 2024 Annual Plan and the 2024-2028 Five Year Capital Fund Action Plan.</p>

B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> (b) If yes, please describe:
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y N <input checked="" type="checkbox"/> <input type="checkbox"/> (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. See attached documentation in the Annual Agency Plan
C.2	Certification by State or Local Officials. Form HUD 50077-SL , <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan. See attached documentation in the Annual Agency Plan
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan. See attached documentation in the Annual Agency Plan
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> If yes, include Challenged Elements.
C.5	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> (b) If yes, please describe:
D.	Affirmatively Furthering Fair Housing (AFFH).

D.1

Affirmatively Furthering Fair Housing (AFFH).

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Not applicable at this time

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Not applicable at this time

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Not applicable at this time

2024 Annual Plan

Statement of Housing Needs and Strategy for Addressing Housing Needs

ky012a01

**Attachment ky012a01
B.1**

Statement of Housing Needs

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

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

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	193		84
Extremely low income <=30% AMI	146	76	
Very low income (>30% but <=50% AMI)	39	20	
Low income (>50% but <80% AMI)	7	4	
Families with children	67	35	
Elderly Families	20	11	
Near Elderly Families	29	15	
Families with Disabilities	6	4	
Race/ethnicity/white	138	72	
Race/ethnicity/black	53	27	
Race/ethnicity/American Indian	2	1	
Race/ethnicity/multi-racial	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	111	57	
2 BR	47	24	
3 BR	29	15	
4 BR	5	3	
5 BR	1	1	
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

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

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

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	808	35	36
Extremely low income <=30% AMI	767	95	
Very low income (>30% but <=50% AMI)	37	4	
Low income (>50% but <80% AMI)	4	1	
Families with children	77	10	
Elderly families	16	2	
Families with Disabilities	2	1	
Race/ethnicity/White	515	64	
Race/ethnicity/Black	290	35	
Race/ethnicity/Hispanic	3	1	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1 BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

Statement of Housing Needs [24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income ≤ 30% of AMI	2365	5	5	4	3	2	4
Income >30% but ≤50% of AMI	2080	5	5	4	3	2	4
Income >50% but <80% of AMI	2540	4	5	4	3	2	3
Elderly	2520	4	5	4	4	2	3
Families with Disabilities	1779	5	5	4	4	2	3
Race/Ethnicity W	3380	4	5	4	3	2	3
Race/Ethnicity B	575	4	5	4	3	2	3
Race/Ethnicity 0	94	4	5	4	3	2	3
Race/Ethnicity							

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

- ☒ Consolidated Plan of the Jurisdiction/s
Indicate year: **City of Henderson's 2020-2024 Consolidated Plan/2022 Action Plan and 2017 Analysis of Impediments to Fair Housing and Fair Housing Choice**
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- ☐ Other sources: (list and indicate year of information)

Strategy for Addressing Housing Needs

The 2023 Action shows the City of Henderson has 7,212 renter families that earn incomes that qualify them for Public Housing Assistance. Of these, 4,095 have housing problems. The Authority's waiting list shows that 96% of the eligible families are earning less than 50% of the AMI.

With the use of Capital Grant Program, the Housing Authority will continue to renovate/modernize current housing stock along with installing windows, doors, LED lighting, security lighting, cameras and free Wi-Fi which will enhance the attractiveness and marketability of our dwelling units. The Housing Authority owns twenty vacant lots that can be utilized for building. With the use of non-federal funds, the Housing Authority will continue to build energy efficient UFAS accessible low-income affordable housing.

The Housing Authority continues to increase Section 8 landlord participation through various outreach programs. Ten new landlords were added for 2023.

The Housing Authority will continue to submit Letters and Registration of Interest for the Moving to Work Demonstration Program and the Foster Youth to Independence Initiative in compliance with PIH Notice 2019-20, 2020-28 and 2023-04, and Choice Neighborhood Planning Program Grant.

With Neighborhood Stabilization and COCC Funds the Housing Authority purchased, constructed, or rehabbed the following low-income affordable housing:

- Starting in 1999 the PHA purchased 20 lots to be used for the development of affordable housing.
- Constructed or rehabbed twenty-three (23) units of Uniform Federal Accessibility Standards (UFAS) accessible low-income affordable rental housing. All units were constructed or rehabbed utilizing the green building standards.
- Purchased abandoned blighted properties located adjacent to the Housing Authority. Properties were razed and will be used for future development of affordable housing.
- PHA purchased with COCC funds, three (3) vacant lots that are contiguous to Housing Authority Properties. Lots will be used for future development.
- Purchased one (1) abandoned/blighted house that is contiguous to Housing Authority property. The house was razed and will be used for future development.

- The City of Henderson donated a vacant lot to be used for future development. Working with Architects to develop plans for future development of affordable housing.
- PHA gifted three acres of property that is contiguous to the Housing Authority. Lots are being cleared for future development.
- Purchased abandoned blighted property located adjacent to the Housing Authority. Property was razed and is used for additional parking for residents.

Monitoring is and will continue to be conducted to confirm that the Housing Authority follows all rules and regulations outlined in the agency Admission and Continued Occupancy Policy (ACOP) and Section Eight Administrative Plan.

2024 Annual Plan

De-Concentration Policy

ky012b01

Attachment ky012b01
B.1

ADMISSIONS POLICY FOR DECONCENTRATION

INTRODUCTION: In an ongoing effort for the Housing Authority to meet or exceed the laws and regulations regarding its public housing programs, the following De-concentration Policy has been developed to comply with the Quality Housing and Work Responsibility Act of 1998, Section 513.

INCOME MIX TARGETING: To meet the requirements of the Act and subsequent HUD regulations, at least 40 percent of families admitted in any fiscal year to public housing by the Housing Authority must have incomes that do not exceed 30% of the area median.

PROHIBITION OF CONCENTRATION OF LOW-INCOME FAMILIES: The Housing Authority will not, in meeting this income mix targeting, concentrate very low-income families, or other families with relatively low incomes, in public housing units in certain projects or certain buildings. The Housing Authority will review the income and occupancy characteristics of the housing projects and the buildings of each project annually to ensure that a low-income concentration does not occur or, that steps are taken to reduce any concentration of poverty already in existence.

DECONCENTRATION: The Housing Authority will make every effort to de-concentrate families of certain income characteristics within the Authority developments. To achieve this, the Housing Authority will offer incentives for eligible families having higher incomes to occupy dwelling units in projects predominantly occupied by eligible families having lower incomes and provide for occupancy of eligible families having lower incomes in project predominantly occupied by eligible families having higher incomes. Incentives by the Housing Authority allow for the eligible family to have the sole discretion in determining whether to accept the incentive and the Housing Authority will not take any adverse action toward any eligible family for choosing not to accept these incentives. The skipping of a family on the waiting list to reach another family to implement this De-concentration Policy shall not be considered an adverse action. As such, the Housing Authority will continue to accept applications and place the individuals on a waiting list.

The selection will be made based on a combination of application date and time, and an income target mix. A family may be “skipped over” to offer a vacancy to the first qualifying family with a targeted income. This Authority will define a “higher-income family” as one earning more than the calculated average for that development, and a “lower-income family” as one earning less than the calculated average.

The HUD FY 2023 Income Limits and Fair Market Rent Data show the thirty, fifty and eighty percent of the Median Income per number in a household are as follows:

# Person	30% of Median	50% Very Low Income	80% Low Income
1	\$18,350	\$30,600	\$48,900
2	\$21,000	\$34,950	\$55,900
3	\$24,860	\$39,300	\$62,900
4	\$30,000	\$43,650	\$69,850
5	\$35,140	\$47,150	\$72,450
6	\$40,280	\$50,650	\$81,050
7	\$45,420	\$54,150	\$86,650
8	\$50,560	\$57,650	\$92,250

*** Section 238 of the 2014 Appropriations Act amends section 3 of the 1937 Act (42 U.S.C. 1437a) to add a definition of extremely low-income (ELI) families. ELI families are defined as very low-income families whose incomes do not exceed the higher of the Federal poverty level or 30 percent of Area Median Income. This provision affects the ELI targeting requirements in section 16 of the 1937 Act (42 U.S.C. 1437n) for the public housing, housing choice voucher (HCV), project-based voucher (PBV), and multifamily project-based section 8 programs. As of the effective date of this notice, compliance with the targeting requirements under each of these programs must take into account the new definition of ELI.**

The Housing Authority will track the income mix within each project as an effort to avoid a concentration of higher or lower income families in any one building or development. From the tables below, there is a concentration of Very Low-income families in all the HHA developments.

On 10/23/2023, the Authority had 396 of its 430 public housing units filled as follows:

% of median	# Families	%
30	266	67
50	95	24
80	27	7
Over 80 less than 120	8	2

Project (Units)	<30% of Median		<50% of Median		80≤ 120% of Median		Total Units and Vacancies	
	#	%	#	%	#	%	# Units	#Vac
KY12000001 (225)	124	63	169	85	198	100.0	225	27
KY12000002 (205)	142	72	192	97	198	100.0	205	7

On 10/23/2023, the Authority had one hundred ninety-three families (193) on its waiting list. Of the total, 146 (76%) had incomes under 30% of the median, 39 (20%) had incomes above 30% but below 50% of the median, and 7 (4%) had incomes above 50% but less than 80% of the median income.

KY12000001 and KY12000002 have 63 and 72% (percent) of the families with thirty (30) percent or less of the median income. Monitoring is and will continue to be conducted to confirm that at least forty (40) percent of all new leases will be to families that earn an amount equal to or less than thirty (30) percent of median income. The current number of Public Housing working families is One Hundred Thirty-four (134). The number of working families has decreased by eight (8) for the 2024 Agency Plan period. This is due in part to increased vacancies, and unemployment.

The 2023 Action Plan shows the City of Henderson has 7,212 renter families that earn incomes that qualify them for Public Housing Assistance. Of these, 4,095 have housing problems.

The Authority's waiting list shows that 96% of eligible families are earning less than 50% of the AMI. Obviously, some higher incomes do exist, and every effort will be made to attract more to public housing.

Through the Housing Authority of Henderson's collaborative partnerships with the United Way, Henderson Community College and Owensboro Community College; training and educational programs such as GED, English as a second language (ESL) the Certified Nursing Assistant (CNA), Certified Medical Assistant (CMA), Pharmacy Technician, and Welding101 and advanced Welding classes were offered to the low-income residents of Henderson, including Housing Authority Residents (Public Housing, Section 8 and NSP Program).

One hundred seventy (172) students have completed the Certified Nursing Assistant Program since its inception in 2009. The CNA Program currently has fifteen students enrolled for the 2023 fall session. Through the CNA program, approximately 172 low-income citizens of Henderson are now employed at an average wage of \$18.46 per hour.

One hundred fifty-five (155) students have completed the Welding Program since its inception in 2014. The Welding Program had fourteen students complete the 2023 fall session. One hundred fifty-five low-income citizens of Henderson received a welding certificate and are employed at an average wage of \$20.98 per hour.

Living Wage Calculation for Henderson County, Kentucky

The living wage shown is the hourly rate that an **individual** must earn to support their family if they are the sole provider and are working full-time (2080 hours per year). All values are **per adult in a family** unless otherwise noted. The state minimum wage is the same for all individuals, regardless of how many dependents they may have. The poverty rate is typically quoted as gross annual income. We have converted it to an hourly wage for the sake of comparison.

Hourly Wages	One adult	One adult One child	One adult Two children	One adult Three children	Two adults One working Zero children	Two adults One working One child	Two adults One working Two children	Two adults One working Three children	Two adults Both working Zero children	Two adults Both working One child	Two adults Both working Two children	Two adults Both working Three children
Living Wage	\$15.66	\$32.42	\$41.51	\$54.22	\$25.47	\$31.57	\$36.54	\$40.31	\$12.74	\$18.28	\$23.07	\$27.36
Poverty Wage	\$ 6.53	\$ 8.80	\$11.07	\$13.34	\$ 8.80	\$11.07	\$13.34	\$15.61	\$ 4.40	\$ 5.54	\$ 6.67	\$ 7.81
Minimum Wage	\$ 7.25	\$ 7.25	\$ 7.25	\$ 7.25	\$ 7.25	\$ 7.25	\$ 7.25	\$ 7.25	\$ 7.25	\$ 7.25	\$ 7.25	\$ 7.25

The current unemployment rate for Henderson County is 4.40 percent, Kentucky is 4.0 percent and 3.80 nationally.

Component 3, (6) Deconcentration and Income Mixing

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

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
KY12000001	225	Will attempt to bring in higher income tenants as units become available.	
KY12000002	205	Elderly developments – will attempt to bring in higher income tenants.	

2024 Annual Plan

Financial Resources

ky012c01

**Attachment ky012c01
B.1**

STATEMENT OF FINANCIAL RESOURCES

Financial Resources: Planned Sources and Uses							
Balances as of 9/30/2023	Project 1 Planned \$	Project 2 Planned \$	NSP Planned \$	HA Wide Planned \$	S8 Planned \$	Total Planned \$	Planned Uses
Sources							
1. Federal Grants (FY 2024 grants)							
a) Public Housing Operating Fund	714,052	465,691				1,179,743	Operations
b) Public Housing Capital Fund 2024				1,319,111		1,319,111	Capital Project
c) HOPE VI Revitalization							
d) HOPE VI Demolition							
e) Annual Contributions for Section 8 Tenant-Based Assistance					2,957,601	2,957,601	Operations
f) Resident Opportunity and Self- Sufficiency Grants							
g) Community Development Block Grant – Neighborhood Stabilization Program				0		0	Development
h) HOME							
Other Federal Grants (list below)				0		0	Capital Project
2. Prior Year Federal Grants (un- obligated funds only) (list below)				0		0	Capital Project
CFP-KY36P012501-19-\$272,217 CFP-KY36P012501-20-\$340,785 CFP-KY36P012501-21-\$491,896 CFP-KY36P012501-22-\$974,912 CFP-KY36P012501-23-\$1,319,111				3,398,921		3,398,921	Capital Project
3. Public Housing Dwelling Rental Income	770,480	703,265				1,473,745	Operations
4. Other income (list below)							
a) Excess Utilities	62,825	17,431				80,256	Operations
b) Other	178,090	163,346				341,436	Operations
c) Interest	1,032	500				1,532	Operations
d) COCC Property Rental				16,440		16,440	Operations
e) NSP Property Rental			140,784			140,784	Operations
5. Non-federal sources (list below)							
a) United Way-After School				10,000		10,000	Operations
b) United Way Grant-CNA				49,040		49,040	Operations
c) United Way Grant-Welding				28,125		28,125	Operations
Total resources	1,726,479	1,350,233	140,784	4,821,637	2,957,601	10,996,734	

2024 Annual Plan

Goals and Objectives/Progress Reports

ky012d01

Attachment ky012d01

B.3

GOALS and OBJECTIVES

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

- ☒ PHA Goal: Expand the supply of assisted housing
Objectives:
- ☒ Reduce public housing vacancies: **Maintain to less than two (2) %**
 - ☒ Leverage private or other public funds to create additional housing opportunities: **Apply for Section 202 grant funds or low-income tax credits, Choice Neighborhood Grant, Project Base Housing Choice Vouchers, and other private housing grants.**
 - ☒ Acquire or build units or developments **Build affordable multi-family and single units for rental and homeownership and acquire additional dwelling property for development. By 2024, acquire additional property for development.**
 - ☒ Other (list below) **Increase the Section 8 landlord participation through outreach programs such as landlord briefings, roundtable discussions and PHA web site. Amend the Section Eight Administrative Policy to allow for the Project Basing of Housing Choice Vouchers.**

Progress Report:

In Fiscal Year 2023:

- The vacancy rate for the Public Housing Program is 8% this year. Vacancy rates went up due in part to the implementation of the evictions for non-payment of rent, flat rent rule, Covid-19 Eviction Policy, non-smoking policy, and a shortage of maintenance personnel. Procuring outside contractors to assist with vacancy prep unit turnaround.
- Fully utilized all Section Eight HAP Funds.
- Received Stability and Emergency Housing Vouchers
- Voluntary reallocation of 7 Veterans Affairs Supportive (VASH) Vouchers from the Housing Authority of Paducah.
- PHA gifted three acres of property that is contiguous to the Housing Authority. Lots are being cleared for future development.
- Starting in 1999 the PHA purchased 20 lots to be used for the development of affordable housing.

- PHA purchased with COCC funds, one storage facility to be used for future development.
- The City of Henderson donated a vacant lot located within one block of Housing Authority properties to be used for future development. Working with Architects to develop plans to build on property.
- Purchased with COCC funds, one vacant blighted property. The house was razed, and the lot now serves as additional parking for residents.
- PHA purchased through COCC funds two single family dwellings used for low-income housing. All units rehabilitated using green building standards.
- With the use of \$2,538,427 in Neighborhood Stabilization Funds (NSP-1) and (NSP-3) the Housing Authority has developed the following affordable housing:
 - Constructed six (6) units of affordable rental housing under Eligible Use E redevelopment. Units were constructed using the Green Building methods. Units received the Green Building LEED certification of silver. All units were built to meet the Uniform Federal Accessibility Standards (UFAS), this will allow residents to age in place and increase visit-ability.
 - Purchased and rehabbed 6 foreclosed properties and one blighted property under Eligible Use B. All units rehabilitated using green building standards. All unit's tenant occupied.
 - Constructed three single family dwellings on properties located in Census Tract 204, Block Group One. Units were constructed using the Green Building methods. Units received the Green Building LEED certification of silver. All units were built to meet the Uniform Federal Accessibility Standards (UFAS); this will allow residents to age in place and increase visibility. This development is in Census Tract 204 which has accessible access to transportation, health, and other community services. All units are tenant occupied.
 - Constructed two (2) bedroom Duplexes and one (1) three-bedroom single family home. The units were constructed to a Green Building LEED certification of gold and silver. All units were built to meet the Uniform Federal Accessibility Standards (UFAS); this will allow residents to age in place and increase visit-ability. This development is in Census Tract 204 which has accessible access to transportation, health, and other community services. All units are tenant occupied.
 - 10 new Section 8 landlords were added to the program.

- Implement Resident Officer Policy which would allow up to 4 Police Officers to reside in Public Housing.
- PHA held in house and virtual trainings and sent employees to several trainings. Topics included Accounting, Budget, Personnel Policy, Housing Opportunity Through Modernization Act (HOTMA) National Standards for the Physical Inspections of Real Estate (NSPIRE), Homeownership counseling, Fair Housing, Sexual Harassment, Plumbing, HVAC, Pest Control, First Aid, Drug Awareness and EIV.

☒ PHA Goal: Improve the quality of assisted housing
Objectives:

- ☒ Renovate or modernize public housing units: **Renovate/modernize to increase marketability and when feasible, add amenities through capital funds.**
- ☐ Demolish or dispose of obsolete public housing:
- ☐ Provide replacement public housing:
- ☐ Provide replacement vouchers:

Progress Report:

- With use of Capital Program Funds, we will continue to renovate/modernize current housing stock. As a result, this also enhances the attractiveness and marketability of our dwelling units. The Housing Authority received a 99% on the NSPIRE Demonstration Physical Inspection of the properties held the week of October 11 – 14, 2022.
- The Housing Authority of Henderson received an overall score of 89% in 2022 on the Public Housing Assessment (PHAS) Score Report. The report indicators consist of physical, financial, management and capital fund. HUD has adopted a new inspection model, National Standards for Physical Inspection of Real Estate (NSPIRE). Housing Authority staff received training on the NSPIRE protocol on October 23 and 24, 2023. The Housing Inspection Group provided the training.
- With the use of Neighborhood Stabilization, Capital Funds, COCC and Private funds; will continue to purchase vacant, abandoned, blighted, or foreclosed properties in order to rehab/construct affordable quality housing to help stabilize and sustain the community. The NSP program will provide rental housing for households with incomes at initial occupancy that are at or below 50% of area median.
- The Housing Authority of Henderson's staff provides ongoing technical assistance nationally and statewide to Housing Agencies.
- The Housing Authority of Henderson enter into an agreement to provide management services to the Morganfield Housing Authority

- The Housing Authority will continue to pursue a partnership with Public Child Welfare Agencies (PCWAs) to apply for Tenant Protection Vouchers for Foster Youth Initiative in compliance with PIH Notice 2019-20, 2020-28 and 2023-04.
- The Henderson Housing Authority (HHA) entered a partnership with Henderson Municipal Power & Light (HMPL) to reduce electric power consumption by the residents at their apartments plus all office buildings. HHA staff are working to convert all existing incandescent and compact fluorescent light to LED. The project is currently 70% complete. This project is estimated to save approximately 688,628-kilowatt-hours in electricity usage per year, or \$48,410.53 per year at current rates. HMPL is also estimated to save \$28,846.62 in annual power costs.

☒ PHA Goal: Increase assisted housing choices
Objectives:

- ☒ Conduct outreach efforts to potential voucher landlords **through public awareness, education presentations, brochures, PHA web site and yearly briefings for new landlords.**
- ☒ Implement voucher homeownership program: **Adopted HCV Homeownership program April 2005**
- ☒ Implement public housing or other homeownership programs:

Progress Report:

- PHA held briefing sessions with new tenants and landlords, in person and virtually.
- PHA provided training for landlords on Fair Housing, Covid-19 Eviction regulations, Drug Awareness, and Pest Control. The Housing Authority provided specific training to the staff and landlords regarding the New EPA lead base paint rule. Application of national standards for probability of lead-based paint in a household to the City of Henderson's housing stock results in a total of 5,520 units (plus or minus 10%), or 43.6% of all housing units, having a lead-based paint somewhere on or in the structure.
- PHA advertised in the local newspaper, public access television, schools, public library, social service agencies, brochures and PHA website to inform the public of the availability of Section 8 vouchers in public housing.
- PHA adopted a Section 8 Homeownership Policy in April 2005. There have been sixteen (16) Homeownership closings to date. Eight (8) Public Housing residents have utilized the Habitat program for homeownership and eight (8) have utilized the private mortgage companies, Kentucky Housing Corporation, and local banks).
- Staff renewed their HUD certified credit counselor certification July, 2020.

- Installed new housing software. SACS Software is a leading provider of computer software for housing agencies. SACS offers products and services that uniquely address the needs of the Public Housing, Housing Choice Voucher, Low Income Housing Tax Credit, Multifamily, and Rural Development programs.
- Landlord Access Program available on PHA website.
- Tenant Access Program available on PHA website.
- Direct Deposit of Landlord HAP Payments. 100% participation.
- Ten new Landlords added to the program.

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

- ☒ PHA Goal: Provide an improved living environment
Objectives:
 - ☒ Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments: **Follow De-concentration Policy**
 - ☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: **Follow De-concentration Policy**
 - ☒ Implement public housing security improvements: **Improve procedures as determined by Management, Residents, and Criminal Statistics for Developments.**

Progress Report:

- The Housing Authority of Henderson has used a comprehensive security and preventive-based approach.
- Implement Resident Officer Policy which would allow up to 4 Police Officers to reside in Public Housing.
- The Housing Authority of Henderson received an Emergency Safety and Security Grant in the amount of \$249,461 from the U.S. Department of Housing and Urban Development. The Housing Authority installed security cameras and lighting in the Housing developments. Local, state, and federal law enforcement agencies can access the camera system.
- The Housing Authority installed wireless Wi-Fi Access Points to assist our families with remote and virtual learning, job search and telehealth. The Wi-Fi service is free to Housing Authority residents.

- PHA purchased through COCC funds two single family dwellings used for low-income housing. All units rehabilitated using green building standards.
- The Housing Authority completed the upgrade of the Electrical Distribution System which included the replacement of poles, transformers with animal guards, lighting arrestors, adding fiber lines, LED security lighting and Wi-Fi access points throughout complexes.
- Additional LED security lighting in the alleyways, playground, park areas and fencing were added throughout the developments. Security cameras for all developments included in the Emergency Safety and Security Grant and added to the 5-year plan.
- Cleared vacant lots contiguous to the Housing Authority Development.
- Barret Center Administration Building lobby renovation including ADA upgrades.
- Barret Center and Maintenance Building Camera upgrade and Security Door Replacement.
- Partnered with HMP&L to implement the LED Incentive Program. This program offers reimbursement for LED light bulbs and fixtures. The Housing Authority received a reimbursement of \$115,995 for the replacement of light and light fixtures for properties and administrative buildings.
- Program specific activities to be undertaken by the City of Henderson includes \$27,535.00 in CDBG Funds to provide enhanced police protection in areas of concentration of low- and moderate-income families particularly focusing on census tracts in which our developments are located. This includes foot, bicycle, and vehicle patrols.
- The annual CDBG allocation of \$340,287.00 to increase the supply of decent, safe and affordable housing throughout the city with reconstruction and exterior rehabilitation.
- \$143,154.00 to provide sidewalks in low-income census tracts for pedestrians promoting healthier lifestyles and providing safe passageway.
- \$10,000 to provide operation funds to local Shelter for Women and Children in census tract 206.01.
- HUD Designated the Housing Authority of Henderson as EnVision Center to serve as a hub to help HUD-assisted households become self-sufficient.

Under the EnVison Four Pillars of Opportunity, Economic Empowerment, Educational Advancement, Health and Wellbeing and Character and Leadership; the Housing Authority will increase workforce development participation, economic and employment growth to the unemployed and underemployed, offer a wide range of programs to

increase reading and math assessment, high school graduation rate, post-secondary degree attainment, partner with Health First Community Health Clinic, Henderson and Owensboro Community College and area hospitals to increase health education, healthy eating choices, drug and opioid epidemic awareness and increase the number of youths and adults in mentoring , self-sufficiency programs.

- Under the EnVison Center, the Housing Authority's Community and Technology Center (CAT) offers a wide range of programs for adults, adolescents, and children such as an Afterschool Program for children, Tutorial, Science, Technology, Engineering and Mathematics Program (STEM), Accelerated Reading, Drug Awareness and prevention, computer lab, library, summer program, GED, CNA and Welding classes and English as a second language.
- Continued improvement at the John F. Kennedy Community Center to accommodate increased activity. The JFK Community Center is in the census tract in which our developments are located.
- The Housing Authority of Henderson is an IRS Volunteer Income Tax Assistance Program (VITA) site. This program offers free tax help for taxpayers who qualify. In addition to free tax return preparation assistance, the site also offers free electronic filing (e-filing). 2022 VITA tax season, volunteers completed over 1,800 returns with a total of \$1,900,000 of income tax refunds received by Henderson County residents.

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

- ☒ PHA Goal: Promote self-sufficiency and asset development of assisted households.
Objectives:
 - ☒ Increase the number and percentage of employed persons in assisted families: **Increase by five (5) families per year (134 now)**
 - ☒ Provide or attract supportive services to improve assistance recipients' employability: **Ongoing FSS and community service programs. Adult Learning and Technology Center on site. Partnership with Henderson Community College additional programming offered through the EnVison Center.**
 - ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities. **Service Coordinator assists with obtaining partnerships with other service agencies (Audubon Area, Care Tenders)**
 - ☒ Other: (list below) **Annually maintain a minimum of twenty (20) percent participation rate by elderly/disabled residents in programs of self-sufficiency/supportive services.**

Progress Report:

- The current number of working families is One Hundred thirty-four (134). The number of working families has decreased by eight (8) for the 2024 Agency Plan period. This is due in part to increased vacancies and unemployment.
- Through the Housing Authority of Henderson's collaborative partnerships with the United Way and the Henderson and Owensboro Community Colleges; training programs such as the Certified Nursing Assistant (CNA) and Welding were offered to the Housing Authority Residents (Public Housing, Section 8 and NSP Program) and low-income residents of Henderson.

One hundred seventy (172) students have completed the Certified Nursing Assistant (CNA) Program since its inception in 2009. The CNA Program currently has fifteen students enrolled in the 2023 fall session. Through the CNA program, approximately 172 low-income citizens of Henderson are now employed at an average wage of \$18.46 per hour.

One hundred fifty-five (155) students have completed the Welding Program since its inception in 2014. One hundred forty-one low-income citizens of Henderson received a welding certificate and are employed at an average wage of \$20.98 per hour.

The creation of jobs paying "living wages" was identified as a high priority in the 2020-2024 City of Henderson, Kentucky, Consolidated and Annual Action Plan. Per the 2023 National Low-Income Housing Coalition "Out of Reach" Report (pages KY 2-7) the current living wage for Henderson, Kentucky is \$18.71.

- The United Way Board has chosen to make the Housing Authority's Certified Nursing Assistant (CNA) and Welding programs a workforce initiative, ready to work program that will be funded by the United Way Agency.
- The Housing Authority of Henderson provides or sponsors classes in job/life skills, résumé, introduction to computer, GED, ACT and SAT preparation, Homeownership, and consumer credit counseling.
- Partnered with Henderson Community College to allow HCC students to access the new computer lab at the HAH Cat Center to take on-line classes, clinics, and homework.
- The Cabell-Platt Medical Center houses the Health First Community Health Center. The Community Health Center offers a variety of health care services to all families (elderly, disabled, single etc.) in the community. Services range from primary care assistance, nutritional services, diabetes self-management classes, behavioral health, prenatal services, women's health care, pediatrics, Covid-19 testing and Flu shots. The Clinic is staffed with a Pediatrician, Nurse Practitioner, and a Clinical Psychologist. Health First CHC will serve all patients regardless of their ability to pay.
- Deaconess Women's Health to provide cervical screening.
- Deaconess Mobile Health Clinic provides free mammogram screenings.

- Through a community partnership with Audubon Area Community Services, the Housing Authority utilizes the Senior Companion Program. The program pairs a Senior Companion with a Senior or Disable Resident in need of services. The Senior Companion assists the resident in numerous duties such as bathing, light housekeeping duties, accompanying to doctors' appointments or pharmacy, respite care, preparing food and planning meals and grocery shopping to assist the resident in the prevention of going into a care facility.
- The Housing Authority of Henderson has become an IRS Volunteer Income Tax Assistance Program (VITA) site. This program offers free tax help for taxpayers who qualify. In addition to free tax return preparation assistance, the site also offers free electronic filing (e-filing).
- The VITA Program offers free tax help for low to moderate income (generally \$65,000 and below) people who cannot prepare their own tax returns. Certified volunteers sponsored by the United Way of Henderson County receive training to help prepare basic tax returns and provide tax counseling for the Elderly and free tax help to people age 60 and older. The Housing Authority of Henderson VITA site had the largest increase in the number of individuals who served in the Green River Asset Building Coalition.
- The site serviced over 1,800 people during the 2022 VITA tax season, with over \$1,900,000 of income tax refunds received by Henderson County residents.
- With the closing of the local Henderson County Unemployment Office, the Housing Authority has become a satellite office for the Kentucky Regional Unemployment office in Owensboro. The clients can file claims and complete job searches and schedule a video or telephone conference with a representative.
- The current unemployment rate for Henderson County is 4.0% and 3.8% nationally.

All the above-mentioned programming falls under the Envision Centers Four Pillars of Opportunity:

- **Economic Empowerment,**
- **Educational Advancement,**
- **Health and Wellbeing**
- **Character and Leadership**

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



PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:



Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: **Provide awareness training to staff. Post Grievance, VAWA, ACOP and ADMIN, and Fair Housing policies and procedures.**

- ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: **Remodel designated units to be handicap accessible with capital funds.**

Progress Report:

- Through the use of Neighborhood Stabilization Funds (NSP-1) and (NSP-3) the Housing Authority constructed fourteen (14) units. All units were built to meet the Uniform Federal Accessibility Standards (UFAS); this will allow residents to age in place and increase visit-ability. This development is in Census Tract 204 which has accessible access to transportation, health, and other community services.
- Through the use of Capital Funds continue to modify current housing stock identified to meet Uniform Federal Accessibility Standards (UFAS)
- Updated Administrative and Continued Occupancy Policy and the Section Administrative to Plan to include preferences for homeless and veterans. On the night of the annual point in time count, 33 individuals were experiencing literal homelessness, 31 individuals were in an emergency shelter and 106 children were reported as experiencing McKinney-Vento homelessness.
- The Housing Authority will donate office space for the Homeless Coalition administrative staff person.
- Update the Housing Authority policies and procedures to include language access plan for residents and applicants with Limited English Proficiency (LEP).
- Continuous Fair Housing Training for staff.
- Renovated Barret Center Administration office to include ADA upgrades to doors and lobby desks.

2024 Annual Plan

Comments of Resident Advisory Board
and Public Hearing Minutes

ky012e01

**COMMENTS OF RESIDENT ADVISORY BOARD
2024 PUBLIC HOUSING AGENCY PLAN**

Date: October 31, 2023, at 10:00 a.m.

Location: Boswell Conference Room—111 South Adams Street

Present: Board: Rosa Woods, Deborah Mullen, June Wilson, Bennie Stone, Carla Poindexter, Marvin Petrie, Patricia Tyler, Gwendoly Johnson, John Fedrick.

Absent Members: Orlantha Gayle Turner, Margie Stone

Staff: Tina Belcher- Administrative Assistant, Shannon Kavanaugh, Accounting Assistant/Special Projects

Ms. Jarrett reviewed with the Board the revised sections of the Public Housing Agency Plans, namely PHA Plans Template; FFY 2024, and Capital Fund Program Annual/Five-Year Action Plan 2024-2028.

During the review, the Board members provided the following input:

Item	Comment from Board Member	HA Response
	Resident Advisory Board Members from both AMP 1 and AMP 2 inquired about the building plans for vacant lots on Clay St. RAB Member from AMP 2 asked if new developments will be one story.	Response – ED explained as the homeless population had increased, the need to clear out that area had become a priority. However, development plans will be addressed soon. Response – ED stated that no plans have been put in place yet. When the time arrives, plans will be made based on wait lists statistics (one bedroom is high demand) and according to funds available. ED also stated she would hope to see many one bedroom, one level units with accessible abilities included, even in the larger, family units. ED states that she and the residents like the front porches and visit ability of units. The Housing Authority of Henderson has many lots for building potential.
	RAB Member from AMP 2 asked if the PHA could assist a handicap resident with obtaining food stamp benefits.	Response – ED responded that the Senior Service Coordinator is available to assist with such resident needs.
	RAB Member from AMP 2 asked about the ability to pay rent on-line.	Response – ED responded that is now available to residents. As well as the ability to place work orders. ED informed that residents should contact the office for assistance with setting up.

Item	Comment from Board Member	HA Response
	Another RAB Member from AMP 2 commented that would be very convenient to pay on-line.	Response – ED confirmed especially during inclement weather months.
Plan Revisions Coming Next Year	RAB Member from AMP 2 stated she has a friend renting from an unnamed landlord who requires rent to be paid by the 5 th day of the month.	Response – ED explained that a consultant is helping to revise the Public Housing ACOP and the Section 8 Administrative Plan which will enforce evictions for those who have paid late over 4 times.
		ED asked RAB if they would prefer dusk to dawn porch lights on each unit. The response was unanimous that they would love to have the lighting for more security.
	RAB Member from AMP 1 stated that Toyota has starting wages over \$20/hour but transportation seems to be the issue.	Response – ED agreed that transportation has been a concern, and the city is working to implement an Interstate Transportation Plan.
	RAB Member from AMP 1 stated concerns of homeless people walking through the grounds all hours of the night.	Response – ED confirmed that the homeless population has grown significantly. The plans to implement an Officer Housing Policy that will include officer presence will likely improve the amount of people strolling at night.
	RAB Member NSP stated an abandoned unregistered car has remained parked across the street for some time.	Response – ED stated that HPD has been notified.
	RAB Member from NSP also stated her dryer is in need of maintenance.	Response – ED advised that this is a work order and she will notify the maintenance supervisor of the issue.
	RAB Member from AMP 2 asked how to get information regarding the mobile dental clinic.	Response – ED advised the contact information will be included in the next newsletter.

Item	Comment from Board Member	HA Response
	<p>RAB Member from AMP 2 advised a problem with residents feeding stray cats.</p> <p>RAB Member also stated she has provided bags for dog droppings to residents.</p>	<p>Response – ED confirmed she has communicated to residents several times not to feed the strays. ED has also contacted animal control who has declined to pick up the cats.</p> <p>Response – ED stated the PHA would be happy to provide the bags again. In the past, residents were found using the bags as small trash bags.</p>
		<p>ED asked if any residents were interested in ADA commodes. A few responded yes. ED advised to call in a work order to request one.</p>
	<p>RAB Member from AMP 2 asked about plans to improve the laundry hall.</p>	<p>Response – ED was not aware of any issues with existing machines, but would get with the maintenance supervisor today and address the problem.</p>
	<p>RAB Member from AMP 2 asked if bags will be provided for the falling leaves.</p>	<p>Response – ED yes. Bags are available at the front desk.</p>
	<p>RAB Member from AMP 1 questioned with the number of vacancies, will there be an increase in rent.</p>	<p>Response – ED explained only Flat Rent charges will increase as reviewed yearly. The increase would take place at Reexamination.</p>
	<p>RAB Member from AMP 2 asked if the halls will be open again for games and other activities.</p>	<p>Response – ED confirmed the halls will be available for rentals. They could also consider opening for certain designated times arranged with Rachel. ED explained with the homeless population in that area, she did not feel comfortable leaving the halls open throughout the day.</p>
	<p>RAB Member from AMP 2 stated she is very happy with rent amounts and very grateful.</p>	<p>Response – ED confirms her appreciation for their time as she explains that with the new NSPIRE requirements, HUD may be communicating directly with them in the future.</p>

2024 Annual Plan

- Certification of PHA Policy and Programs HUD
50077-ST-HCV-HP
- Certification by State/Local Official of PHA Plans
Consistency with Consolidated Plan Hud 50077-SL
- Resolution HAH Approving 2023 Annual Agency Plan
and Authorizing Submission

ky012f01

**Certifications of Compliance with
PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or **2024** Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning **4/1/2024**, 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 (24 CFR § 91.2).
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 (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (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.
4. 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.
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 public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include 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 2011-65);
 - 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 a 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 a waiting list is consistent with affirmatively furthering fair housing; and
 - 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 903.7(o)(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. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. 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.
 12. 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.
 13. 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.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. 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.
 16. 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.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. 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.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. 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.
 21. 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.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of Henderson

PHA Name

KY012

PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year 2024

☐ 5-Year PHA Plan for Fiscal Years 20__ - 20__

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 Executive Director: Bobbie W. Jarrett

Name Board Chairman: Nibby Priest

Signature

Date

Signature

Date

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 3/31/2024

*attachment ky012f01
C.2*

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

I, **Buzzy Newman** certify that the **City of Henderson City Manager**
Official's Name *Official's Title*

5- Year Plan for fiscal years _____ and/or Annual PHA Plan for fiscal year **2024** of the
Housing Authority of Henderson is consistent with the Consolidate Plan or State Consolidated
PHA Name

Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair
Housing (AFH) as applicable to the **City of Henderson, KY** pursuant to 24 CFR Part 91
Local jurisdiction name

and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan.

The Plan meets all related policies pursuant to 24 CFR Part 91. It preserves affordable housing
stock for low and moderate-income persons and provides local economic opportunities with
training programs for tenants. The Plan is an integral part of the overall housing and real estate
market, provides reinvestment in units and services provided are necessary and needed to maintain
housing choices and homeownership for lower income individuals and families in City/County of
Henderson. The Housing Authority of Henderson will affirmatively further fair housing by
examining their existing/proposed programs, identify impediments within reasonable fashion with
available resources and work with City/County of Henderson to implement any initiatives to
affirmatively further fair housing and maintain records with analysis of all activities involved with
fair housing compliance.

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:
Buzzy Newman

Title:
City of Henderson, KY City Manager

Signature:

Date:

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

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing
instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD
may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**RESOLUTION APPROVING HOUSING AUTHORITY OF HENDERSON
2024 ANNUAL AGENCY PLAN FOR
PUBLIC AND ASSISTED HOUSING AND
AUTHORIZING SUBMISSION TO THE U.S. DEPARTMENT OF HUD**

Whereas the United States Department of Housing and Urban Development (HUD) requires public housing authorities to prepare a Five-Year Capital Fund Action Plan and Annual Agency Plan for public and assisted housing (PHA plan).

Whereas, the Housing Authority of Henderson's PHA Plan has been prepared with input from the Authority's public and assisted housing residents. The Plan has been advertised and made available for public inspection with a 45-day comment period. The Resident Advisory Board consultation was held on October 31, 2023, and the members approved the proposed Annual 2024 Agency Plan and 2024-2028 Five-Year Capital Fund Action Plan. The Plan has been the subject of a public hearing held December 18, 2023, at 10:00 a.m. at which public comment was invited: and

Whereas the PHA Plan is consistent with the Consolidated Plan of the City of Henderson.

Whereas, the Housing Authority of Henderson's Board of Commissioners have reviewed the Annual Plan and 2024-2028 Five-Year Capital Fund Action Plan.

Now, therefore, be it resolved that:

- The PHA Plan, a copy of which has been exhibited at this meeting is hereby approved.
- The Chairperson/Vice Chairperson is hereby authorized to approve the submission of the PHA Plan to HUD and the Executive Director, is hereby authorized and directed to take such further actions as may be necessary to carry out the intent of this resolution and to satisfy HUD's requirements in connection with the submission and implementation of the PHA plan.

Commissioner _____ made a motion to approve the Housing Authority of Henderson PHA 2024 Annual Plan and Five-Year Capital Fund Action Plan as presented.

Commissioner _____ made the second to the motion.

Commissioner Nibby Priest _____

Commissioner Stephanie Chrisman _____

Commissioner Vacant _____

The motion carried.

Commissioner James Hickerson _____

Commissioner Rosa Woods (proxy) _____

Mayor Brad Staton _____

This Resolution adopted this ____ day of December ____, 2023.

Chairperson, Nibby Priest

Recording Secretary

2024 Annual Plan

Statement of Capital Improvements 2023-2027 Capital Fund Summary Table and Five-Year Capital Fund Action Plan

ky012g01

Capital Fund Program - Five-Year Action Plan

Status: Draft Approval Date: Approved By:

Part I: Summary						
PHA Name: Housing Authority of Henderson		Locality (City/County & State)				
PHA Number: KY012		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
	AUTHORITY-WIDE	\$548,644.00	\$608,644.00	\$538,644.00	\$527,644.00	\$481,198.00
	SCATTERED SITES (4 SITES) (KY0120000001)	\$141,750.00	\$392,417.00	\$404,845.00	\$676,320.00	\$703,950.00
	SCATTERED SITES (4 SITES) (KY0120000002)	\$628,717.00	\$318,050.00	\$375,622.00	\$115,147.00	\$133,963.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2024	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$548,644.00
ID0150	Operations(Operations (1406))	Operations		\$263,822.00
ID0151	Administration(Administration (1410)-Other)	Administers Capital Funds and all contracts		\$131,911.00
ID0152	Management Improvement(Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	ongoing staff training to sustain employee certificates for pest control, Lead Based Paint, Electrical, Plumbing, Drug Free Workplace, and FHEO		\$131,911.00
ID0153	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Architect and Engineer Costs associated with Capital Fund Program		\$10,000.00
ID0154	Relocation(Contract Administration (1480)-Relocation)	Relocation		\$1,000.00
ID0155	Landscape(Non-Dwelling Site Work (1480)-Landscape)	Tree Removal associated with Electrical Distribution		\$5,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0156	Sidewalk replacement(Dwelling Unit-Site Work (1480)-Pedestrian paving)	Replace Sidewalks as needed		\$5,000.00
	SCATTERED SITES (4 SITES) (KY012000001)			\$141,750.00
ID0157	Tile Floors-Replacement -AMP 1(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Tile Floors- Lawndale-5 units Dixon-5 units Madison-2 units		\$12,000.00
ID0158	PTAC Units Replacement-AMP (Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical)	Replace PTAC units-AMP 1 15 units Lawndale 5 units Dixon 5 units Madison 5 units		\$9,750.00
ID0159	Washer/Sewer Line Drain Replacement-AMP 1(Dwelling Unit-Site Work (1480)-Sewer Lines -Mains)	Replace Sewer Drains Lawndale 12000 Dixon 12000 Madison 18000		\$52,000.00
ID0161	Vent Pipe Replacement-AMP 1(Dwelling Unit-Exterior (1480)-Other)	Replace Vent Pipes in AMP 1 Lawndale 12 units - 12000.00 Dixon 8 units - 8000.00 Madison 4 units 4000.00		\$24,000.00
ID0162	Tuckpointing - AMP 1(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Tuckpointing Brick in AMP 1 Lawndale- 2 buildings- 10000 Dixon-1 building-5000 Madison-1 Building-5000		\$20,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2024	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0163	Electrical Breaker Box Replacement-AMP 1(Dwelling Unit-Interior (1480)-Electrical)	Replace Electrical Breaker Boxes at AMP 1 Lawndale - 18 units-14400.00 Dixon - 9 units - 7200.00 Madison - 3 units - 2400.00		\$24,000.00
	SCATTERED SITES (4 SITES) (KY012000002)			\$628,717.00
ID0165	Electrical Panel Update -AMP 2(Dwelling Unit-Interior (1480)-Electrical)	Electrical Panel Update 840 North Adams - 10 units		\$8,000.00
ID0166	600 AMP Electrical Upgrade - AMP 2(Dwelling Unit-Interior (1480)-Electrical)	600 AMP Electrical Upgrade 840 N. Adams 1 building 70000.00		\$70,000.00
ID0167	Bathroom Vanity Replacement - AMP 2(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Bathroom Vanity Replacement 840 North Adams-100 units 15,000.00		\$15,000.00
ID0168	PTAC Replacement - AMP 2(Dwelling Unit-Interior (1480)-Mechanical)	PTAC Replacement 840 N Adams - 5 units 3250.00 Fagan Square - 5 units - 3250.00 8th St. - 5 unit - 3250.00 Dixon & Ingram and N Adams- 5 units 3250.00		\$13,000.00
ID0169	Tile Floor Replacement - AMP 2(Dwelling Unit-Interior (1480)-Flooring (non routine))	Tile Floor Replacement - AMP 2 840 N. Adams 10 units 5000.00 Fagan Square 7 units 4900.00 8th St. Ct. 5 units 6000.00 Dixon & Ingram 2 units 1400.00 North Adams 2 units 1400.00		\$18,700.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0170	840 N Adams Asphalt - AMP 2(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	840 N. Adams Asphalt Resurfacing-AMP 2		\$10,000.00
ID0171	Sewer Line Replacement - AM 2(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Sewer Line Replacement - AMP 2 840 N. Adams 5 units - 20000.00 Fagan Square 6 units - 18000.00 Dixon & Ingram 1 unit - 3000.00 8th Street - 8 units - 36000.00		\$84,754.00
ID0172	Stairwell Prototype - 840 N Adams(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Stairwell 3 sets		\$157,263.00
ID0173	ADA Bathroom Upgrade - AMP 2(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodore,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	ADA Bathroom Upgrade Fagan Square 2 units 10000.00 Dixon & Ingram 1 unit 5000.00		\$15,000.00
ID0174	Tuckpointing - AMP 2(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Tuckpointing AMP 2 8th St. - 1 building 5000.00 Fagan Square - 1 building 5000.00		\$10,000.00
ID0175	Electrical Breaker Box Replacement - AMP 2(Dwelling Unit-Interior (1480)-Electrical)	Electrical Breaker Box Replacement - AMP 2 8th St 11 units 8800.00 N Adams 2 units 1600.00 Dixon & Ingram 2 units 1600.00 Fagan Square 5 units 4000.00		\$16,000.00
ID0176	Vent Pipe Replacement - AMP 2(Dwelling Unit-Exterior (1480)-Other)	Vent Pipe Replacement - AMP 2 8th St. - 4 units 4000.00		\$4,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2024	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0178	Entrance and Storm Door Replacement - AMP 2(Dwelling Unit-Exterior (1480)-Exterior Doors)	Entrance and Storm Door Replacement - AMP 2 Fagan Square - 47 units 143000.00 Dixon and Ingram - 10 unit 32000.00 North Adams - 10 units - 32000.00		\$207,000.00
	Subtotal of Estimated Cost			\$1,319,111.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2025	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	SCATTERED SITES (4 SITES) (KY012000001)			\$392,417.00
ID0183	Barrel Roof - Replace(Non-Dwelling Exterior (1480)-Roofs)	Replace roof on Administration Building		\$179,496.00
ID0184	Maintenance Shop - Construct(Non-Dwelling Construction-New Construction (1480)-Shop)	Construct a new maintenance shop		\$100,000.00
ID0185	Water Line Replacement-Madison (Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Madison 22 units Replace Water Line		\$68,921.00
ID0186	Vent Pipe Replacement - Madison(Dwelling Unit-Exterior (1480)-Other)	Replace Vent Pipes at Madison - 20 units		\$20,000.00
ID0187	Central Air Conditioning(Dwelling Unit-Interior (1480)-Mechanical)	Madison 4 units		\$24,000.00
	SCATTERED SITES (4 SITES) (KY012000002)			\$318,050.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2025	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0188	Stairwell at 840 N Adams - Replace(Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape)	Replace 1 Stairwell at 840 N Adams		\$50,000.00
ID0189	Soffit, Fascia, Gutters - Replace - Fagan(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Soffits)	Replace Soffit, Fascia, Gutters at Fagan Square - 4 Buildings		\$52,000.00
ID0190	Bathroom Remodel-Replace Showers AMP 2(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Tubs and Showers)	Bathroom Remodel-Replace Showers at AMP 2 Fagan-6, D&I-3, N. Adams-3		\$60,000.00
ID0191	Sewer, Washer drain replace AMP 2(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Replace Sewer/Washer Drain Fagan-2- 4000 8th St -1 -2000 D&I- 1 -2000 N. Adams - 1-2000		\$10,000.00
ID0192	Storage Buildings-8th St. -Replace(Dwelling Unit-Site Work (1480)-Other)	Replace Storage Buildings at 8th St. 20 units		\$80,000.00
ID0193	Vent Pipe Replace at 8th St.(Dwelling Unit-Interior (1480)-Other)	Replace Vent Pipes at 8th St 32 units 32000.00		\$32,000.00
ID0194	Central Air Conditioning -8th St. - Install (Dwelling Unit-Interior (1480)-Mechanical)	Install Central Air Conditioning at 8th St. 4 units		\$24,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2025	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0195	Entrance Door Hardware/ Locks -AMP 2-Replace(Dwelling Unit-Interior (1480)-Other)	Replace Entrance Door Hardware/Locks- AMP 2 Fagan 47 units Dixon and Ingram - 10 units N. Adams - 10 units		\$10,050.00
	AUTHORITY-WIDE (NAWASD)			\$608,644.00
ID0196	Operations(Operations (1406))	Operations		\$263,822.00
ID0197	Administration(Administration (1410)-Other,Administration (1410)-Sundry)	Administration of Capital Fund Program and Contracts		\$131,911.00
ID0198	Management Improvement(Management Improvement (1408)-Empowerment Activities, Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Ongoing Staff Training to sustain employee certification in pest control, LBP. Electrical, Plumbing, and FHEO. Ongoing installation of Security Camera/Lighting and LED lighting.		\$131,911.00
ID0199	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs associated with architect/engineer and contract administration		\$10,000.00
ID0200	Relocation(Contract Administration (1480)-Relocation)	Relocation		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		2	2025	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0201	Landscape and Tree Removal -Elec Dist(Non-Dwelling Site Work (1480)-Landscape)	Landscape and Tree removal associated with Electrical Distribution System		\$10,000.00
ID0202	Sidewalk Replacement(Dwelling Unit-Site Work (1480)-Pedestrian paving)	Replace Sidewalks		\$5,000.00
ID0203	Fencing-Replace(Dwelling Unit-Site Work (1480)-Fencing)	Fencing-Replace		\$5,000.00
ID0204	Electrical Pole Replacement(Dwelling Unit-Site Work (1480)-Electric Distribution)	Electrical Pole Replacement		\$50,000.00
	Subtotal of Estimated Cost			\$1,319,111.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2026	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	AUTHORITY-WIDE (NAW/ASD)			\$538,644.00
ID0205	Management Improvement(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical), Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Staff Training, Security improvements, System Improvements HA wide		\$131,911.00
ID0206	Administration(Administration (1410)-Other,Administration (1410)-Sundry)	HA Wide -other, sundry		\$131,911.00
ID0207	Operations(Operations (1406))	Operations HA Wide		\$263,822.00
ID0208	Fees and Costs (Contract Administration (1480)-Other Fees and Costs)	Fees HA Wide \$10,0000.00 Contract administration		\$10,000.00
ID0209	Relocation(Contract Administration (1480)-Relocation)	Relocation HA Wide \$1,000.00		\$1,000.00
	SCATTERED SITES (4 SITES) (KY012000001)			\$404,845.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2026	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0210	PTAC Replacement AMP I (Dwelling Unit-Interior (1480)-Mechanical)	PTAC Replacement - 12 units Lawndale-4 units \$3,200 Dixon - 4 units \$3,200 Madison - 4 units \$3,200		\$9,600.00
ID0211	Water Heater Replacement - AMP I (Dwelling Unit-Interior (1480)-Appliances)	Water Heater Replacement -AMP 1 Lawndale 20 units \$10,000 Dixon 10 units \$5,000 Madison 5 units \$2,500		\$17,500.00
ID0212	Sewer Drains - AMP I (Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Sewer Drains AMP 1 15 units Lawndale 6 units \$12,000 Dixon 6 units \$12,000 Madison 3 units \$56,000		\$30,000.00
ID0213	Central Air Conditioner Installation AMP I (Dwelling Unit-Interior (1480)-Mechanical)	Central Air Conditioner Installation AMP 1 Madison 16 units		\$112,000.00
ID0214	Tile Floor Replacement AMP I (Dwelling Unit-Interior (1480)-Flooring (non routine))	Tile Floor Replacement AMP 1 Lawndale 5 units \$5,000 Dixon 5 units \$5,000 Madison 2 units \$2,000		\$12,000.00
ID0215	Central Air Conditioner-Heater Installation AMP I (Dwelling Unit-Interior (1480)-Mechanical)	Central Air Conditioner/Heater Installation AMP 1 Lawndale 13 units \$69,000 Dixon 13 units \$23,000		\$153,745.00
ID0223	Vacancy Unit Turnaround AMP I (Dwelling Unit-Interior (1480)-Other)	Turnaround due to vacancy percentage AMP 1 60,000.00		\$70,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2026	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	SCATTERED SITES (4 SITES) (KY012000002)			\$375,622.00
ID0216	Water Heater Replacement AMP 2(Dwelling Unit-Interior (1480)-Appliances)	Water Heater Replacement AMP 2 - 29 units Fagan 20 units \$10,000 N. Adams - 2 units \$1,000 8th St - 5 units \$2,500 D & I - 2 units \$1,000		\$14,500.00
ID0217	Sewer Lines Replacement AMP 2(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Sewer Line Replacement AMP 2 840 N. Adams -20 units \$40,000.00 Fagan - 2 units - \$4,000.00 8th St - 6 units - \$12,000.00 D&I - 1 units - \$2,000.00 N. Adams - 1 units - \$2,000.00		\$60,000.00
ID0219	PTAC Replacement AMP 2(Dwelling Unit-Interior (1480)-Mechanical)	PTAC Replacement AMP 2 840 N. Adams - 20 units- \$16,000.00 Fagan -20 units - \$16,000.00 8th St - 4 units - \$3,200.00 D&I - 2 units - \$1,600.00 N. Adams - 2 units - \$1,600.00		\$38,400.00
ID0220	840 N. Adams Shower Replacement AMP 2(Dwelling Unit-Interior (1480)-Tubs and Showers)	840 N. Adams Shower Replacement AMP 2 14 units \$28,000.00		\$28,000.00
ID0221	840 Bathroom Vanities Replacement- AMP 2(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	840 Bathroom Vanities Replacement - AMP 2 14 units \$7,000.00		\$7,000.00
ID0222	Tile Floor Replacement AMP 2(Dwelling Unit-Interior (1480)-Flooring (non routine))	Tile Floor Replacement AMP 2 840 N. Adams - 5 units - \$5,000 Fagan - 5 units - \$5,000 8th St-5 units- \$5,168 D&I - 2 units - \$1,400 N. Adams - 2 units - \$1,400		\$17,968.00

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		3	2026	
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity
ID0225	Vacancy Unit Turnaround AMP 2(Dwelling Unit-Interior (1480)-Other)	Vacancy Unit Turnaround due to percentage vacant AMP 2		\$27,754.00
ID0233	Central Air Conditioner Installation AMP 2(Dwelling Unit-Interior (1480)-Mechanical)	8th St. 26 units \$182,000.00		\$182,000.00
	Subtotal of Estimated Cost			\$1,319,111.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2027	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	AUTHORITY-WIDE (NAW/ASD)			\$527,644.00
ID0226	Operations(Operations (1406))	Operations		\$263,822.00
ID0227	Administration (Administration (1410)-Other)	Administration - CFP		\$131,911.00
ID0228	Management Improvement(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Security Improvements, Staff Training, System Improvements		\$131,911.00
	SCATTERED SITES (4 SITES) (KY0120000001)			\$676,320.00
ID0229	Roofs AMP 1(Dwelling Unit-Exterior (1480)-Roofs)	Roof Replacement Lawndale 5 buildings Dixon 1 building		\$77,754.00
ID0230	Furnace Upgrades AMP 1(Dwelling Unit-Interior (1480)-Mechanical)	Furnace upgrades Lawndale 134 Dixon 66 units Madison 6 units		\$598,566.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2027	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	SCATTERED SITES (4 SITES) (KY012000002)			\$115,147.00
ID0231	Roof Restoration 840 N Adams(Dwelling Unit-Exterior (1480)-Roofs)	840 North Adams Roof Restoration AMP 2		\$97,713.00
ID0232	Furnace Upgrades AMP 2(Dwelling Unit-Interior (1480)-Mechanical)	Furnace Upgrades AMP 2 8th Street 6 units		\$17,434.00
	Subtotal of Estimated Cost			\$1,319,111.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2028	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$481,198.00
ID0234	Operations(Operations (1406))	Operations		\$263,822.00
ID0235	Administration/Administration (1410)-Other	Administration - CFP		\$131,911.00
ID0239	Management Improvement(Management Improvement (1408)-Staff Training)	ongoing staff training to sustain employee certificates for pest control, Lead Based Paint, Electrical, Plumbing, Drug Free Workplace, and FHIO		\$85,465.00
	SCATTERED SITES (4 SITES) (KY012000001)			\$703,950.00
ID0236	Extensive Damage Unit Turnaround(Dwelling Unit-Interior (1480)-Other)	Repair units with excess damage		\$50,000.00
ID0237	Windows(Dwelling Unit-Exterior (1480)-Windows)	Lawndale, Dixon, Madison		\$563,950.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2028	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0240	GFI Replacement(Dwelling Unit-Interior (1480)-Electrical)	Lawndale, Dixon, Madison		\$90,000.00
	SCATTERED SITES (4 SITES) (KY012000002)			\$133,963.00
ID0238	Windows(Dwelling Unit-Exterior (1480)-Windows)	8th, Fagan, N Adams, D&I		\$108,963.00
ID0241	GFI Replacements(Dwelling Unit-Interior (1480)-Electrical)	8th St., 840, Fagan, D&I		\$25,000.00
	Subtotal of Estimated Cost			\$1,319,111.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	1	2024
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Operations(Operations (1406))		\$263,822.00
Administration(Administration (1410)-Other)		\$131,911.00
Management Improvement(Management Improvement (1408)-Equal Opportunity, Management Improvement (1408)-Other, Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvements)		\$131,911.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)		\$10,000.00
Relocation(Contract Administration (1480)-Relocation)		\$1,000.00
Landscape(Non-Dwelling Site Work (1480)-Landscape)		\$5,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	1	2024
Development Number/Name General Description of Major Work Categories		Estimated Cost
Sidewalk replacement(Dwelling Unit-Site Work (1480)-Pedestrian paving)		\$5,000.00
Subtotal of Estimated Cost		\$548,644.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2	2025
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Operations(Operations (1406))		\$263,822.00
Administration(Administration (1410)-Other,Administration (1410)-Sundry)		\$131,911.00
Management Improvement(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)		\$131,911.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)		\$10,000.00
Relocation(Contract Administration (1480)-Relocation)		\$1,000.00
Landscape and Tree Removal -Elec Dis(Non-Dwelling Site Work (1480)-Landscape)		\$10,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2	2025
Development Number/Name General Description of Major Work Categories		Estimated Cost
Sidewalk Replacement(Dwelling Unit-Site Work (1480)-Pedestrian paving)		\$5,000.00
Fencing-Replace(Dwelling Unit-Site Work (1480)-Fencing)		\$5,000.00
Electrical Pole Replacement(Dwelling Unit-Site Work (1480)-Electric Distribution)		\$50,000.00
Subtotal of Estimated Cost		\$608,644.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (\$)		
Work Statement for Year	3	2026
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Management Improvement(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)		\$131,911.00
Administration(Administration (1410)-Other,Administration (1410)-Sundry)		\$131,911.00
Operations(Operations (1406))		\$263,822.00
Fees and Costs (Contract Administration (1480)-Other Fees and Costs)		\$10,000.00
Relocation(Contract Administration (1480)-Relocation)		\$1,000.00
Subtotal of Estimated Cost		\$538,644.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	4	2027
Development Number/Name General Description of Major Work Categories		
Housing Authority Wide		
Operations(Operations (1406))		
Administration (Administration (1410)-Other)		
Management Improvement(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)		
Subtotal of Estimated Cost		

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	5	2028
Development Number/Name	Estimated Cost	
General Description of Major Work Categories		
Housing Authority Wide		
Operations(Operations (1406))	\$263,822.00	
Administration(Administration (1410)-Other)	\$131,911.00	
Management Improvement(Management Improvement (1408)-Staff Training)	\$85,465.00	
Subtotal of Estimated Cost	\$481,198.00	

2024 Annual Plan

Publication of Public Hearing

ky012h01

Attachment ky012h01

Please advertise in the Henderson Gleaner on November 2, 2023.

We need tear sheets and affidavit of publishing.

LEGAL NOTICE

The Housing Authority of Henderson has developed its 2024 Annual Agency Plan and 2024-2028 Five Year Capital Fund Tables in compliance with the Quality Housing and Work Responsibility Act of 1998. It is available for review beginning November 2, 2023, at the Housing Authority's office located at 111 S. Adams Street, Henderson, KY 42420 from 8:00 a.m. to 4:45 p.m. Monday through Friday. In addition, a public hearing will be held at 111 South Adams Street, Boswell Conference Room on December 18, 2023 at 12:00 noon. The Public is invited.

2024 Annual Plan

Statement of No Significant Amendment

ky012i01

Attachment ky012i01

B.1

Statement of No Significant Amendment or Substantial Deviation

The Housing Authority of Henderson does not have a Significant Amendment or Substantial Deviation for this agency plan year.

Significant Amendment/Modification includes 1) changes to rent or admissions policies or organization of the waiting list. 2) additions of non-emergency public housing CFP work items, (items not included in the current CFP Annual Statement of CFP 5-Year Action Plan) or 3) any changes with regard to demolition or disposition, designation, homeownership programs, or conversion activities.

Substantial Deviation is defined as “any change to the Mission Statement” as approved by the Board of Commissioners of the Housing Authority of Henderson.