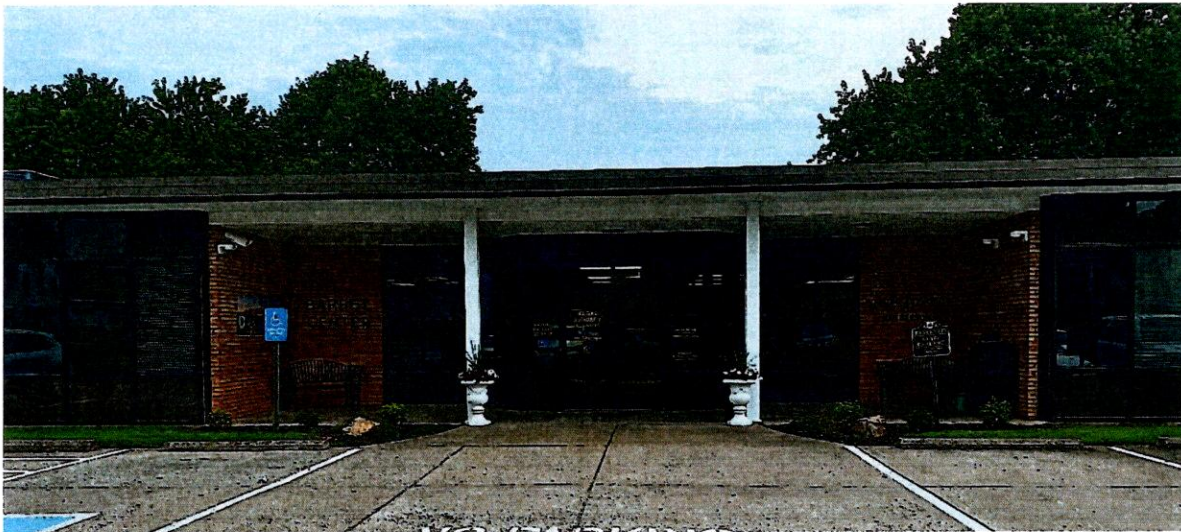


HOUSING AUTHORITY OF HENDERSON

2025 Annual Plan 2025-2029 Five Year Plan

DRAFT



**HOUSING AUTHORITY OF HENDERSON
111 SOUTH ADAM STREET
HENDERSON, KY 42420**

2025 Annual Plan
2025-2029 Five Year Plan
HUD 50075-5Y

5-Year PHA Plan (for All PHAs)	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, 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-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.														
A.1	<p> PHA Name: Housing Authority of Henderson PHA Code: KY012 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/2025 The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029 Plan Submission Type <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission </p> <p> Availability of Information. In addition to the items listed in this form, 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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> How the public can access this PHA Plan: The Housing Authority Agency Plan is available at: 1. The Housing Authority of Henderson - Barret Center Administrative Office 2. The City of Henderson 3. The Housing Authority of Henderson 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 1095 1534 1166"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </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						
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
		PH	HCV												
B.	Plan Elements. Required for all PHAs completing this form.														
B.1	<p> Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. </p> <p> The mission of the Housing Authority of Henderson is to meet our community's housing needs by providing affordable quality housing. Our goal is to promote self-sufficiency, economic opportunity and neighborhood revitalization of our communities through partnerships along with maximizing our resources to maintain the fiscal viability of our agency. We are committed to serving the Henderson community in a manner that demonstrates integrity, professionalism and caring. </p>														
B.2	<p> Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low-income families for the next five years. </p> <p> The Housing Authority of Henderson 2025-2029 Goals and Objectives has been attached. </p>														
B.3	<p> Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. </p> <p> The Housing Authority of Henderson Progress Report has been attached. </p>														
B.4	<p> Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. </p>														

	The Housing Authority of Henderson revised the Violence Against Women Act (VAWA) policy effective July 15, 2024. The revision has been attached			
C.	Other Document and/or Certification Requirements.			
C.1	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>The following actions will be considered a Significant Amendment of Modification to the Five-Year Plan: - A change which would significantly affect rent or admission policies or organization of HAH's waiting list. - Significant addition of non-emergency work items not included in the Capital Fund Program Annual Statement(s). - An exception to this definition will be made for any new activities that are adopted to reflect changes in HUD regulatory requirements or as a result of a declared emergency (such changes will not be considered significant amendments or modifications by HAH). - Any proposed demolition, disposition, homeownership, Capital Fund financing, development, or mixed-finance projects not identified in the plan.</p>			
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations</p>			
C.3	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>			
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>			
D.	Affirmatively Furthering Fair Housing (AFFH).			
D.1	<p>Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p>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.</p> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">Fair Housing Goal: Please see attached supporting documents for Fair Housing Goals.</td> </tr> <tr> <td><i><u>Describe fair housing strategies and actions to achieve the goal</u></i></td> </tr> <tr> <td>Please see attachment for strategies and actions.</td> </tr> </table>	Fair Housing Goal: Please see attached supporting documents for Fair Housing Goals.	<i><u>Describe fair housing strategies and actions to achieve the goal</u></i>	Please see attachment for strategies and actions.
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<i><u>Describe fair housing strategies and actions to achieve the goal</u></i>				
Please see attachment for strategies and actions.				

Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR § 903.4)

- A.1** Include the full PHA Name, PHA Code, PHA Fiscal Year Beginning (MM/YYYY), Five-Year Period that the Plan covers, i.e. 2019-2023, PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

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

B. Plan Elements.

- B.1 Mission.** State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. (24 CFR § 903.6(a)(1))
- B.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. (24 CFR § 903.6(b)(1))
- B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. (24 CFR § 903.6(b)(2))
- B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR § 903.6(a)(3)).

C. Other Document and/or Certification Requirements.

- C.1 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

- (a) Did the public or RAB have comments?
- (b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR § 903.17(b), 24 CFR § 903.19)

C.3 Certification by State or Local Officials.

Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
- (b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.

(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own 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 maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

2025 Annual Plan
2025-2029 Five Year Plan

Annual PHA Plan
HUD 50075-ST

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	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>04/2025</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>755</u> Total Combined Units/Vouchers <u>1185</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission				
<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.</p> <p>How the public can access this PHA Plan: The Housing Authority of Henderson Agency Plan is available at the following: The Housing Authority of Henderson - Barret Center Administrative Office The City of Henderson The Housing Authority of Henderson website - www.hahenderson.org</p>					
<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)					
Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV

B.	Plan Elements.
B.1	<p>Revision of Existing PHA Plan Elements. (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 <input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources. <input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination. <input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management. <input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention. <input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy. <input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input checked="" type="checkbox"/> <input 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> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
B.2	<p>New Activities. (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. <input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development. <input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition. <input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. <input checked="" type="checkbox"/> <input type="checkbox"/> Occupancy by Over-Income Families. <input checked="" type="checkbox"/> <input type="checkbox"/> Occupancy by Police Officers. <input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies. <input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers. <input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization. <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. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and 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. The 5-Year Action Plan was submitted for approval on November 21, 2024. The 5-Year Action Plan has been attached.</p>
B.5	<p>Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe: The Housing Authority of Henderson Audit report has been attached.</p>

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 <input type="checkbox"/> N <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.
C.2	Certification by State or Local Officials. <i>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i>
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. <i>Form HUD-50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i>
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 <input type="checkbox"/> N <input 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 <input type="checkbox"/> N <input type="checkbox"/> N/A <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.

Form identification: KY012-Housing Authority of Henderson Form HUD-50075-ST (Form ID - 1446)
printed by Shannon Kavanaugh in HUD Secure Systems/Public Housing Portal at 11/21/2024 10:11AM
EST

Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

- A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Plan Elements. All PHAs must complete this section.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no." (24 CFR §903.7)

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b)) Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA's procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. (24 CFR §903.7(e))

Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. (24 CFR §903.7(f))

Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

Community Service and Self Sufficiency Programs. Describe how the PHA will comply with the requirements of (24 CFR §903.7(l)). Provide a description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS. (24 CFR §903.7(l))

Safety and Crime Prevention (VAWA). Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

Pet Policy. Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

Asset Management. State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))

Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

HOPE VI or Choice Neighborhoods. 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6. (Notice PIH 2011-47)

Mixed Finance Modernization or Development. 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfp#4

Demolition and/or Disposition. With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

Designated Housing for Elderly and Disabled Families. Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, 5) the number of units affected and; 6) expiration date of the designation of any HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

Occupancy by Over-Income Families. A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may

incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7. \(24 CFR 960.503\)](#) (24 CFR 903.7(b))

Occupancy by Police Officers. The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7. \(24 CFR 960.505\)](#) (24 CFR 903.7(b))

Non-Smoking Policies. The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: [Notice PIH 2009-21 and Notice PIH-2017-03. \(24 CFR §903.7\(e\)\)](#)

Project-Based Vouchers. Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan ([24 CFR §903.7\(b\)](#)).

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.7\(r\)\(1\)](#))

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section ([24 CFR §903.7\(g\)](#)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

C.2 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154 or 24 CFR 5.160(a)(3) as applicable; (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations, impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

C.5 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." ([24 CFR §903.9](#))

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own 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 maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 7.52 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

2025 Annual Plan
2025-2029 Five Year Plan

Statement of Housing Needs
Strategy for addressing Housing Needs

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	187		84
Extremely low income <=30% AMI	151	81	
Very low income (>30% but <=50% AMI)	25	14	
Low income (>50% but <80% AMI)	10	5	
Families with children	66	36	
Elderly Families	21	12	
Near Elderly Families	31	17	
Families with Disabilities	17	9	
Race/ethnicity/white	140	75	
Race/ethnicity/black	45	24	
Race/ethnicity/American Indian	0	1	
Race/ethnicity/multi-racial	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	114	61	
2 BR	42	22	
3 BR	26	13	
4 BR	4	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	880		
Extremely low income <=30% AMI	839	95	
Very low income (>30% but <=50% AMI)	30	4	
Low income (>50% but <80% AMI)	9	1	
Families with children	107	12	
Elderly families	25	3	
Families with Disabilities	25	3	
Race/ethnicity/White	524	59	
Race/ethnicity/Black	346	39	
Race/ethnicity/Hispanic	10	2	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
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 2024 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 2024 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 95% of the eligible families are earning less than 50% of the AMI.

With the use of the 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 will 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 2024.

Received 5 Stability and Emergency Vouchers. The Welcome House Kentucky Continuum of Care Program offers supportive services to potential voucher holders. The Housing Authority has housed two homeless families.

The Housing Choice Voucher Program received funding for 7 Veteran Affairs Supportive Housing (VASH) vouchers. HUD-VASH vouchers combine rental assistance with case management and clinical services provided by the VA. Eligible homeless veterans receive housing assistance from local Public Housing Agencies (PHAs) to rent privately owned housing.

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.

In collaboration with the Daniel Pitino Shelter of Owensboro, KY, City and County Governments of Henderson, and the Henderson Homeless Coalition, the Housing Authority of Henderson donated office space for Homeless prevention and intervention services. The Henderson office offers prevention and intervention services with a street team devoted to meeting with individuals battling homelessness.

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. Working with Architects and Consultants to develop plans for future development of affordable housing utilizing PHA lots .
- 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 and additional parking for residents.

- 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 of low-income affordable housing.
- The City of Henderson donated a vacant lot to be used for future development.
- The family of Dr. Edward G. Glass gifted the PHA three acres of property that is contiguous to the Housing Authority. The property has been cleared and will be used for future development of low-income housing and homeownership.

The Housing Strategies listed above are consistent with the City of Henderson's priority housing needs reflected in the 2024 Action and Consolidated Plan – SP 25 "Priority Needs".

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.

2025 Annual Plan
2025-2029 Five Year Plan

De-Concentration Policy

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 2024 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	\$17,450	\$29,100	\$46,500
2	\$20,440	\$33,250	\$53,150
3	\$25,820	\$37,350	\$59,800
4	\$31,200	\$41,500	\$66,400
5	\$36,580	\$44,850	\$71,750
6	\$41,960	\$48,150	\$77,050
7	\$47,340	\$51,500	\$82,350
8	\$52,720	\$54,800	\$87,650

*** 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 10/31/2024, the Authority had 410 of its 430 public housing units filled as follows:

% of median	# Families	%
30	258	63
50	113	27
80	23	6
Over 80 less than 120	16	4

Project (Units)	<30% of Median		<50% of Median		80≤ 120% of Median		Total Units and Vacancies	
	#	%	#	%	#	%	# Units	#Vac
KY12000001 (225)	124	59	176	84	209	100.0	225	16
KY12000002 (205)	135	67	195	97	201	100.0	205	4

On 10/31/2024, the Authority had one hundred eighty-seven families (187) on its waiting list. Of the total, 151 (81%) had incomes under 30% of the median, 25 (14%) had incomes above 30% but below 50% of the median, and 10 (5%) had incomes above 50% but less than 80% of the median income.

KY12000001 and KY12000002 have 59 and 67 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 Fifty-nine (159). The number of working families has increased by twenty-five (25) for the 2025 Annual Plan and the 2025-2029 Five Year Agency Plan period.

The 2024 Action Plan shows the City of Henderson has 7,212 renter families that earn incomes that qualify them for Public Housing Assistance.

The Authority's waiting list shows that 95% 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; 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 eighty-five (185) students have completed the Certified Nursing Assistant Program since its inception in 2009. The CNA Program currently has thirteen students enrolled for the 2024 fall session. Through the CNA program, approximately 185 low-income citizens of Henderson are now employed at an average wage of \$18.46 per hour.

One hundred sixty-eight (168) students have completed the Welding Program since its inception in 2014. The Welding Program had thirteen students complete the 2024 fall session. One hundred sixty-eight low-income citizens of Henderson received a welding certificate and are employed at an average wage of \$25.99 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	\$18.46	\$31.94	\$39.60	\$50.42	\$26.25	\$31.71	\$35.94	\$37.46	\$13.12	\$18.06	\$22.39	\$25.11
Poverty Wage	\$ 7.24	\$ 9.83	\$12.41	\$15.00	\$ 9.83	\$12.41	\$15.00	\$17.59	\$ 4.91	\$ 6.21	\$ 7.50	\$ 8.79
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 4.7 percent, Kentucky is 4.9 percent and 4.1 percent 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.	

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Financial Resources

STATEMENT OF FINANCIAL RESOURCES

Financial Resources: Planned Sources and Uses							
Balances as of 10/31/2024	Project 1 Planned \$	Project 2 Planned \$	NSP Planned \$	HA Wide Planned \$	S8 Planned \$	Total Planned \$	Planned Uses
Sources							
1. Federal Grants (FY 2025 grants)							
a) Public Housing Operating Fund	747,778	534,789				1,282,567	Operations
b) Public Housing Capital Fund 2025				1,259,071		1,259,071	Capital Project
c) HOPE VI Revitalization							
d) HOPE VI Demolition							
e) Annual Contributions for Section 8 Tenant-Based Assistance					3,056,700	3,056,700	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-KY36P012501-21-\$407,947				3,173,532		3,173,532	Capital Project
CFP-KY36P012501-22-\$672,093							
CFP-KY36P012501-23-\$834,421							
CFP-KY36P012501-24-\$1,259,071							
3. Public Housing Dwelling Rental Income	975,190	853,300				1,828,490	Operations
4. Other income (list below)							
a) Excess Utilities	62,830	17,440				80,270	Operations
b) Other	61,210	35,490				96,700	Operations
c) Interest	1,200	6,090				7,290	Operations
d) COCC Property Rental				16,680		16,680	Operations
e) NSP Property Rental			138,540			138,540	Operations
5. Non-federal sources (list below)							
a) United Way-After School				10,000		10,000	Operations
b) United Way Grant-CNA				15,000		15,000	Operations
c) United Way Grant-Welding				15,000		15,000	Operations
Total resources	1,848,208	1,447,109	138,540	4,489,283	3,056,700	10,979,840	

2025 Annual Plan
2025-2029 Five Year Plan

Goals and Objectives
Progress Reports

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 and single family units for rental and homeownership and acquire additional dwelling property for development. By 2029, build additional affordable housing.**
 - 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 2025:

- The vacancy rate for the Public Housing Program is 5% this year. Vacancy rates went down due to hiring outside contractors to assist with vacancy prep unit turnaround.
- Fully utilized all Section Eight HAP Funds.
- Received 5 Stability and Emergency Housing Vouchers. Through the Welcome House Kentucky Continuum of Care Program offering supportive services to potential voucher holders, we have housed two homeless families.
- The Housing Choice Voucher Program received funding for 7 Veteran Affairs Supportive Housing (VASH) vouchers. HUD-VASH vouchers combine rental assistance with case management and clinical services provided by the VA. Eligible homeless veterans receive housing assistance from local Public Housing Agencies (PHAs) to rent privately owned housing.
- The family of Dr. Edward G. Glass gifted the PHA three acres of property that is contiguous to the Housing Authority. Lots are cleared and will be used for future development of low-income housing and homeownership.
- Starting in 1999 the PHA purchased 23 lots to be used for the development of affordable housing.

- PHA developed several NSP-1 vacant lots. The lots serve as green and garden space for Housing Authority Residents.
- 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 Architect 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.
- Approved a Resident Officer Policy which would allow up to 4 Police Officers to reside in Public Housing.
- In collaboration with the Daniel Pitino Shelter of Owensboro, KY, City and County Governments of Henderson and the Henderson Homeless Coalition, the Housing Authority of Henderson donated office space for Homeless prevention and intervention services. The Henderson location offers prevention and intervention services with a street team devoted to meeting with individuals battling homelessness.
- 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 87% in 2023 on the Public Housing Assessment (PHAS) Report. The report indicators consist of physical, financial, management and capital fund.
- 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 entered 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, Drug Awareness, and Pest Control. The Housing Authority provided specific training to the staff and landlords regarding the New EPA lead based paint rule and NSPIRE protocol. 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 were sixteen (16) Homeownership closings. 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 is available on PHA website.
- APPS website is available for tenants to make payments online.
- 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. Add additional security lighting throughout the developments.**

Progress Report:

- The Housing Authority of Henderson has used a comprehensive security and preventive-based approach.
- Approved a 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.
- 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 added for all developments.
- 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 \$23,218.00 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 City of Henderson CDBG allocation and rollover funds of \$909,211.00 to increase the supply of decent, safe and affordable housing throughout the city with reconstruction and exterior rehabilitation.
- \$50,000.00 to provide sidewalks in low-income census tracts for pedestrians promoting healthier lifestyles and providing safe passageway.
- \$10,000.00 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 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.
- 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.
- 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). 2022-2023 VITA tax season, volunteers completed over 1,900 returns with a total of 2.5 million dollars of income tax refunds received by Henderson County residents. The VITA will seek to serve over 2000 patrons in the 2023-2024 tax preparation year

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 (159 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 offers additional programming through the EnVision 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 fifty-nine (159). The number of working families has increased by twenty-five (25) for the 2025 Agency Plan period.
- 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 eighty-five (185) students have completed the Certified Nursing Assistant (CNA) Program since its inception in 2009. The CNA Program currently has thirteen students enrolled in the 2024 fall session. Through the CNA program, approximately 185 low-income citizens of Henderson are now employed at an average wage of \$18.46 per hour.

One hundred sixty-eight (168) students have completed the Welding Program since its inception in 2014. One hundred sixty-eight low-income citizens of Henderson received a welding certificate and are employed at an average wage of \$25.99 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 2024 National Low-Income Housing Coalition "Out of Reach" Report (pages KY 2-7) the current living wage for Henderson, Kentucky is \$18.46.

- 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.

- Partnered with Walgreens to provide Residents with flu, pneumonia, shingles and covid vaccines.
- 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 residents in numerous duties such as bathing, light housekeeping duties, accompanying doctors' appointments or pharmacy, respite care, preparing food and planning meals and grocery shopping to assist the residents in the prevention of going into a care facility.
- Collaborate and provide space for the Volunteer and Information Centers for the Adopt-a-Family for Christmas and the Build a Bed Programs.
- The Housing Authority of Henderson is a VITA (Volunteer Income Tax Assistance) site. This program offers free income tax preparation help for taxpayers with low to moderate income and those with special needs. They prepare returns and offer electronic filing for federal and all state jurisdictions. IRS Certified volunteers (30) receive training to help prepare tax returns and provide tax counseling.

The encourage and help patrons receive CTC (child tax credits) and EITC (earned income tax credits). They also counsel patrons on saving tax refund money by offering prizes for those who save a portion of their tax refund money. The Housing Authority of Henderson provides office space, furniture, computers, and other amenities for this program. Many of the HHA tenants use this service. The Volunteer and Information Center, Housing Authority of Henderson, and Green River Asset Building Coalition (Owensboro, KY) collaborate to provide the Volunteer Income Tax Assistance (VITA) program in Henderson, KY.

The program is well publicized to the community, and participation keeps growing. In the 2022-2023 tax year, volunteers helped over 1900 patrons file their taxes free and helped them receive 2.5 million dollars in tax refund money. Most of which are directly deposited in local banks.

- 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 4.7%, Kentucky 4.9% and 4.1% nationally.
- In collaboration with the Daniel Pitino Shelter of Owensboro, KY, City and County Government of Henderson, the Henderson Homeless Coalition, the Housing Authority of Henderson donated office space for Homeless prevention and intervention services. The Henderson office offers prevention and intervention services with a street team devoted to meeting with individuals battling homelessness.

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)
- Update Administrative and Continued Occupancy Policy and the Section Administrative to Plan to include the Housing Opportunity through Modernization Act "HOTMA" updates.
- The Housing Authority in collaboration with Daniel Pitino Shelter and the City and County Government opened a satellite office for the Homeless Coalition to address the community's homeless population needs. 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.
- Updated 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.

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Violence Against Women Act
Policy Revision

HOUSING AUTHORITY OF HENDERSON
VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY

REVISED July 15, 2024

I. Purpose and Applicability

The purpose of this policy (herein called "Policy") is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162), Consolidation Appropriation Act of 2022, Violence Against Women Act (VAWA 2022) and more generally to set forth the PHA's policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.

This Policy shall be applicable to the administration by HA of all federally subsidized public housing and Section 8 rental assistance under the United States Housing Act of 1937 (42 U.S.C. §1437 *et seq.*). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

II. Goals and Objectives

This Policy has the following principal goals and objectives:

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;
- B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by PHA;
- C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
- D. Creating and maintaining collaborative arrangements between PHA, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by HA; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by PHA.

III. Other PHA Policies and Procedures

This Policy shall be referenced in and attached to PHA's Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of PHA's Admissions and Continued Occupancy Policy and Section Administrative Policy.

To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of PHA, the provisions of this Policy shall prevail.

IV. Definitions

As used in this Policy:

A. *Domestic Violence* – The term ‘domestic violence’ includes felony or misdemeanor crimes committed by a current or former spouse or intimate partner of the victim under the family or domestic violence laws of the jurisdiction receiving grant funding and, in the case of victim services, includes the use or attempted use of physical abuse or sexual abuse, or a pattern of any other coercive behavior committed, enabled, or solicited to gain or maintain power and control over a victim, including verbal, psychological, economic, or technological abuse that may or may not constitute criminal behavior, by a person who:

- (1) is a current or former spouse or intimate partner of the victim, or person similarly situated to a spouse of the victim;
- (2) is cohabitating, or has cohabitated, with the victim as a spouse or intimate partner;
- (3) shares a child in common with the victim; or
- (4) commits acts against a youth or adult victim who is protected from those acts under the family or domestic violence laws of the jurisdiction.

B. *Dating Violence* – means violence committed by a person—

- (1) who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- (2) where the existence of such a relationship shall be determined based on a consideration of the following factors:
 - (a) The length of the relationship.
 - (b) The type of relationship.
 - a. The frequency of interaction between the persons involved in the relationship.

C. *Stalking* – means –

- (1) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and
- (2) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –
 - (a) that person;
 - (b) a member of the immediate family of that person; or
 - (c) the spouse or intimate partner of that person;

D. *Immediate Family Member* - means, with respect to a person –

- (1) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or
- (2) any other person living in the household of that person and related to that person by blood or marriage.

E. *Perpetrator* – means person who commits an act of domestic violence, dating violence or stalking against a victim.

F. *Economic Abuse* The term ‘economic abuse’, in the context of domestic violence, dating violence, and abuse in later life, means behavior that is coercive, deceptive, or unreasonably controls or restrains a person’s ability to acquire, use, or maintain economic resources to which they are entitled, including using coercion, fraud, or manipulation to:

- (1) restrict a person’s access to money, assets, credit, or financial information;
- (2) unfairly use a person’s personal economic resources, including money, assets, and credit, for one’s own advantage;
- (3) exert undue influence over a person’s financial and economic behavior or decisions, including forcing default on joint or other financial obligations, exploiting powers of attorney, guardianship, or conservatorship, or failing or neglecting to act in the best interests of a person to whom one has a fiduciary duty.

G. *Technological Abuse* - The term ‘technological abuse’ means an act or pattern of behavior that occurs within domestic violence, sexual assault, dating violence or stalking and is intended to harm, threaten, intimidate, control, stalk, harass, impersonate, exploit, extort, or monitor, except as otherwise permitted by law, another person, that occurs using any form of technology, including but not limited to: internet enabled devices, online spaces and platforms, computers, mobile devices, cameras and imaging programs, apps, location tracking devices, or communication technologies, or any other emerging technologies.

V. Admissions and Screening

Non-Denial of Assistance. PHA will not deny admission to Public Housing or to the Section 8 rental assistance program to any person because that person is or has been a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.

VI. Termination of Tenancy or Assistance

- A. *VAWA Protections.* Under VAWA, Public Housing residents and persons assisted under the Section 8 rental assistance program have the following specific protections, which will be observed by PHA:
1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a "serious or repeated" violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.
 2. In addition to the foregoing, tenancy or assistance will not be terminated by PHA as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant's control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:
 - (a) Nothing contained in this paragraph shall limit any otherwise available authority of PHA or a Section 8 owner or manager to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant's household. However, in taking any such action, neither PHA nor a Section 8 manager or owner may apply a more demanding standard to the victim of domestic violence dating violence or stalking than that applied to other tenants.
 - (b) Nothing contained in this paragraph shall be construed to limit the authority of PHA or a Section 8 owner or manager to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or PHA, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.
 - (c) The PHA may evict if the perpetrator, after being barred from said property, returns and cohabitates with the victim regardless of whether or not there are future acts of acts of domestic violence.
- C. *Removal of Perpetrator.* Further, notwithstanding anything in paragraph VI.A.2. or Federal, State or local law to the contrary, PHA or a Section 8 owner or manager, as the case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant.

Such eviction, removal, termination of occupancy rights, or termination of assistance shall be affected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by SHA. Leases used for all public housing operated by PHA and, at the option of Section 8 owners or managers, leases for dwelling units occupied by families assisted with Section 8 rental assistance administered by PHA, shall contain provisions setting forth the substance of this paragraph.

VII. Verification of Domestic Violence, Dating Violence or Stalking

- A. *Requirement for Verification.* The law allows, but does not require, PHA or a Section 8 owner or manager to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., PHA shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by PHA. Section 8 owners or managers receiving rental assistance administered by PHA may elect to require verification, or not to require it as permitted under applicable law.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following three ways:

- (1) *HUD-approved form* - by providing to PHA or to the requesting Section 8 owner or manager a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator. (Exhibit C)
- (2) *Other documentation* - by providing to PHA or to the requesting Section 8 owner or manager documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.
- (3) *Police or court record* - by providing to PHA or to the requesting Section 8 owner or manager a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.

- B. *Time allowed to provide verification/ failure to provide.* An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by PHA, or a Section 8 owner or manager to provide verification, must provide such verification within 14 business days (*i.e.*, 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.
- C. *Waiver of verification requirement.* The Executive Director of PHA, or a Section 8 owner or manager, may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Executive Director, owner or manager. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

VIII. Confidentiality

- A. *Right of confidentiality.* All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to PHA or to a Section 8 owner or manager in connection with a verification required under section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:
- (1) requested or consented to by the individual in writing, or
 - (2) required for use in a Public Housing eviction proceeding or in connection with termination of Section 8 assistance, as permitted in VAWA, or
 - (3) otherwise required by applicable law.
- B. *Notification of rights.* All tenants of public housing and tenants participating in the Section 8 rental assistance program administered by PHA shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

IX. Transfer to New Residence

No right to transfer. PHA will make every effort to accommodate requests for transfer when suitable alternative vacant units are available, and the circumstances warrant such action. However, except with respect to portability of Section 8 assistance as provided in paragraph XI below the decision to grant or refuse to grant a transfer shall lie within the sole discretion of PHA, and this policy does not create any right on the part of any applicant to be granted a transfer.

XI. Relationships with Service Providers

It is the policy of PHA to cooperate with organizations and entities, both private and governmental that provides shelter and/or services to victims of domestic violence. If PHA staff become aware that an individual assisted by PHA is a victim of domestic violence, dating violence or stalking, PHA will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring PHA either to maintain a relationship with any particular provider of shelter or services to victims of domestic violence or to make a referral in any particular case.

XII. Notification

PHA shall provide written notification to applicants, tenants, and Section 8 owners and managers, concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.

XIII. Relationship with Other Applicable Laws

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.

XIV. Amendment

PHA may amend this policy from time to time as approved by the PHA Board of Commissioners.

Housing Authority of Henderson

Notice of Occupancy Rights under the Violence Against Women Act¹

To all Tenants and Applicants

The Violence Against Women Act (VAWA) provides protections for victims of domestic violence, dating violence, sexual assault, or stalking. VAWA protections are not only available to women but are available equally to all individuals regardless of sex, gender identity, or sexual orientation.² The U.S. Department of Housing and Urban Development (HUD), the Federal agency that oversees that HAH's rental assistance programs³ comply with VAWA. The Housing Authority of Henderson's rental assistance programs include, but are not limited to, the Public Housing program, Housing Choice Voucher (HCV) program, Project-Based Voucher (PBV) program, Neighborhood Stabilization program and any other rental assistance program that the Housing Authority of Henderson administers with targeted funding.

This notice explains your rights under VAWA. A HUD-approved certification form, (Form HUD-5382), is attached to this notice. You can fill out this form to show that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking, and that you wish to use your rights under VAWA.

Protections for Applicants

If you otherwise qualify for assistance under the Housing Authority of Henderson's rental assistance programs, you cannot be denied admission or denied assistance because you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

Protections for Tenants

If you are receiving assistance under the Housing Authority of Henderson's rental assistance programs, you may not be denied assistance, terminated from participation, or be evicted from your rental housing because you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

Also, if you or an affiliated individual of yours is or has been the victim of domestic violence, dating violence, sexual assault, or stalking by a member of your household or any guest, you may not be denied rental assistance or occupancy rights under the Housing Authority of Henderson's rental assistance programs, solely on the basis of criminal activity directly relating to that domestic violence, dating violence, sexual assault, or stalking.

Affiliated individual means your spouse, parent, brother, sister, or child, or a person to whom you stand in the place of a parent or guardian (for example, the affiliated individual is in your care, custody, or control); or any individual, tenant, or lawful occupant living in your household.

Removing the Abuser or Perpetrator from the Household

The Housing Authority of Henderson may divide (bifurcate) your lease in order to evict the individual or terminate the assistance of the individual who has engaged in criminal activity (the abuser or perpetrator) directly relating to domestic violence, dating violence, sexual assault, or stalking.

¹ Despite the name of this law, VAWA protection is available regardless of sex, gender identity, or sexual orientation.

² Housing providers, including the Housing Authority of Henderson, cannot discriminate on the basis of any protected characteristic, including race, color, national origin, religion, sex, familial status, disability, or age. HUD-assisted and HUD-insured housing must be made available to all otherwise eligible individuals regardless of actual or perceived sexual orientation, gender identity, or marital status.

³ "The Housing Authority of Henderson rental assistance programs" include, but are not limited to, the Housing Choice Voucher (HCV) program, the Project-Based Voucher (PBV) program, and any other rental assistance program that the Housing Authority of Henderson administers with targeted funding.

If the Housing Authority of Henderson chooses to remove the abuser or perpetrator, the Housing Authority of Henderson may not take away the rights of eligible tenants to the unit or otherwise punish the remaining tenants. If the evicted abuser or perpetrator was the sole tenant to have established eligibility for assistance under either program, the Housing Authority of Henderson must allow the tenant who is or has been a victim and other household members to remain in the unit for a period of time, in order to establish eligibility under the program or under another HUD housing program covered by VAWA, or find alternative housing.

In removing the abuser or perpetrator from the household, the Housing Authority of Henderson must follow Federal, State, and local eviction procedures. In order to divide a lease, the Housing Authority of Henderson will ask you for documentation or certification of the incidences of domestic violence, dating violence, sexual assault, or stalking.

Moving to Another Unit

Upon your request, the Housing Authority of Henderson may permit you to move to another unit, subject to the availability of other units, and still keep your assistance. In order to approve a request, the Housing Authority of Henderson will ask that you to provide documentation that you are requesting to move because of an incidence of domestic violence, dating violence, sexual assault, or stalking. If the request is a request for an emergency transfer, the Housing Authority of Henderson will ask you to submit a written request or fill out a form where you certify that you meet the criteria for an emergency transfer under VAWA. The criteria are:

(1) You are a victim of domestic violence, dating violence, sexual assault, or stalking. If the Housing Authority of Henderson does not already have documentation that you are a victim of domestic violence, dating violence, sexual assault, or stalking, the Housing Authority of Henderson will ask you for such documentation, as described in the documentation section below.

(2) You expressly request the emergency transfer. The Housing Authority of Henderson requires that you submit an emergency transfer request certification form (HUD Form 5383), or another type of written request as outlined in the Housing Authority of Henderson's Emergency Transfer Plan.

(3) You reasonably believe you are threatened with imminent harm from further violence if you remain in your current unit. This means you have a reason to fear that if you do not receive a transfer, you would suffer violence in the very near future.

OR

You are a victim of sexual assault and the assault occurred on the premises during the 90-calendar-day period before you request a transfer. If you are a victim of sexual assault, then in addition to qualifying for an emergency transfer because you reasonably believe you are threatened with imminent harm from further violence if you remain in your unit, you may qualify for an emergency transfer if the sexual assault occurred on the premises of the property from which you are seeking your transfer, and that assault happened within the 90-calendar-day period before you expressly request the transfer.

The Housing Authority of Henderson will keep confidential requests for emergency transfers by victims of domestic violence, dating violence, sexual assault, or stalking, and the location of any move by such victims and their families.

The Housing Authority of Henderson's Emergency Transfer Plan provides further information on emergency transfers, and Housing Authority of Henderson must make a copy of its Emergency Transfer Plan available to you if you ask to see it.

Documenting You Are or Have Been a Victim of Domestic Violence, Dating Violence, Sexual Assault or Stalking

The Housing Authority of Henderson will ask that you provide documentation to "certify" that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking. Such request from the Housing Authority of Henderson must be in writing, and the Housing Authority of Henderson must give you at least 14 business days (Saturdays, Sundays, and Federal holidays do not count) from the day you receive the request to provide the documentation. The Housing Authority of Henderson may, but does not have to, extend the deadline for the submission of documentation upon your request.

You can provide one of the following to the Housing Authority of Henderson as documentation. It is your choice to decide which of the following to submit when the Housing Authority of Henderson asks you to provide documentation that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking

- A complete HUD-approved certification form given to you by the Housing Authority of Henderson with this notice, (Form HUD-5382), that documents an incident of domestic violence, dating violence, sexual assault, or stalking. The form will ask for your name, the date, time, and location of the incident of domestic violence, dating violence, sexual assault, or stalking, and a description of the incident. The certification form provides for including the name of the abuser or perpetrator if the name of the abuser or perpetrator is known and is safe to provide.
- A record of a Federal, State, tribal, territorial, or local law enforcement agency, court, or administrative agency that documents the incident of domestic violence, dating violence, sexual assault, or stalking. Examples of such records include police reports, protective orders, and restraining orders, among others.
- A statement, which you must sign, along with the signature of an employee, agent, or volunteer of a victim service provider, an attorney, a medical professional or a mental health professional (collectively, "professional") from whom you sought assistance in addressing domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse, and with the professional selected by you attesting under penalty of perjury that he or she believes that the incident or incidents of domestic violence, dating violence, sexual assault, or stalking are grounds for protection.
- Any other statement or evidence that the Housing Authority of Henderson has agreed to accept.

If you fail or refuse to provide one of these documents within the 14 business days, the Housing Authority of Henderson does not have to provide you with the protections contained in this notice.

If the Housing Authority of Henderson receives conflicting evidence that an incident of domestic violence, dating violence, sexual assault, or stalking has been committed (such as certification forms from two or more members of a household each claiming to be a victim and naming one or more of the other petitioning household members as the abuser or perpetrator), the Housing Authority of Henderson has the right to request that you provide third-party documentation within thirty 30 calendar days in order to resolve the conflict. If you fail or refuse to provide third-party documentation where there is conflicting evidence, the Housing Authority of Henderson does not have to provide you with the protections contained in this notice.

Confidentiality

The Housing Authority of Henderson must keep confidential any information you provide related to the exercise of your rights under VAWA, including the fact that you are exercising your rights under VAWA.

The Housing Authority of Henderson must not allow any individual administering assistance or other services on behalf of the Housing Authority of Henderson (for example, employees and contractors) to have access to confidential information unless for reasons that specifically call for these individuals to have access to this information under applicable Federal, State, or local law.

The Housing Authority of Henderson must not enter your information into any shared database or disclose your information to any other entity or individual. The Housing Authority of Henderson, however, may disclose the information provided if:

- You give written permission to the Housing Authority of Henderson to release the information on a time limited basis.
- The Housing Authority of Henderson needs to use the information in an eviction or termination proceeding, such as to evict your abuser or perpetrator or terminate your abuser or perpetrator from assistance under this program.
- A law requires the Housing Authority of Henderson or your landlord to release the information.

VAWA does not limit the Housing Authority of Henderson's duty to honor court orders about access to or control of the property. This includes orders issued to protect a victim and orders dividing property among household members in cases where a family breaks up.

Reasons a Tenant Eligible for Occupancy Rights under VAWA May Be Evicted or Assistance May Be Terminated

You can be evicted, and your assistance can be terminated for serious or repeated lease violations that are not related to domestic violence, dating violence, sexual assault, or stalking committed against you. However, the Housing Authority of Henderson cannot hold tenants who have been victims of domestic violence, dating violence, sexual assault, or stalking to a more demanding set of rules than it applies to tenants who have not been victims of domestic violence, dating violence, sexual assault, or stalking.

The protections described in this notice might not apply, and you could be evicted, and your assistance terminated, if the Housing Authority of Henderson can demonstrate that not evicting you or terminating your assistance would present a real physical danger that:

- (1) Would occur within an immediate time frame, and
- (2) Could result in death or serious bodily harm to other tenants or those who work on the property.

If the Housing Authority of Henderson can demonstrate the above, the Housing Authority of Henderson should only terminate your assistance or evict you if there are no other actions that could be taken to reduce or eliminate the threat.

Other Laws

VAWA does not replace any Federal, State, or local law that provides greater protection for victims of domestic violence, dating violence, sexual assault, or stalking. You may be entitled to additional housing protections for victims of domestic violence, dating violence, sexual assault, or stalking under other Federal laws, as well as under State and local laws.

Non-Compliance with the Requirements of This Notice

You may report the Housing Authority of Henderson's violations of these rights and seek additional assistance, if needed, by contacting or filing a complaint with the offices below:

United States Department of Housing & Urban Development (HUD) Louisville Field Office
601 W. Broadway, Room 110
Louisville, KY 40202
(502) 582-6161

Lexington Fair Housing Council
207 E. Reynolds Rd. Suite 130
Lexington, KY 40517
(859) 971-8067

Kentucky Commission on Human Rights
312 Whittington Parkway
Louisville, KY 40222
(502) 696-5230

For Additional Information

You may view a copy of HUD's final VAWA rule at: <https://www.hud.gov/VAWA> or www.federalregister.gov, FR-6330-N-01

Additionally, the Housing Authority of Henderson must make a copy of HUD's VAWA regulations available to you if you ask to see them. A copy of this Notice of Occupancy Rights document, along with the Emergency Transfer Plan, can be found in the Housing Authority of Henderson's website: www.hahenderson.org

For questions regarding VAWA, please contact Bobbie Jarrett at (270) 631-0733

For help regarding an abusive relationship, domestic violence, dating violence, sexual assault, or stalking you may contact:

- National Domestic Violence Hotline : (800) 799-7233 or, for persons with hearing impairments, 1-800-787-3224 (TTY)
- National Human Trafficking Hotline: (888) 373-7888
- Rape, Abuse & Incest National Network's National Sexual Assault Hotline
1-800-656-HOPE | <https://ohl.rainn.org/online/>
- National Center for Victims of Crime's Stalking Resource Center:
<https://www.victimsofcrime.org/our-programs/stalking-resource-center>

Tri-County organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking are listed below:

Owensboro Area Shelter & Information
2150 E. 19th Street
Owensboro, KY 42302
(270) 685-0260

Sanctuary, Inc.
210 E. 9th Street
Hopkinsville, KY
(800) 766-0000

Domestic Violence Shelter, YWCA
118 Vine Street
Evansville, IN 47708
(866) 367-9922

Barren River Area Safe Space
2131 Old Louisville Road
Bowling Green, KY 42101
(270) 781-9332

Housing Authority of Henderson

Model Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking

Emergency Transfers

The Housing Authority of Henderson is concerned about the safety of its tenants, and such concern extends to tenants who are victims of domestic violence, dating violence, sexual assault, or stalking. In accordance with the Violence Against Women Act (VAWA),¹ the (HAH) allows tenants who are victims of domestic violence, dating violence, sexual assault, or stalking to request an emergency transfer from the tenant's current unit to another unit. The ability to request a transfer is available regardless of sex, gender identity, or sexual orientation.² The ability of (HAH) to honor such request for tenants currently receiving assistance, however, may depend upon a preliminary determination that the tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, and on whether (HAH) has another dwelling unit that is available and is safe to offer the tenant for temporary or more permanent occupancy.

This plan identifies tenants who are eligible for an emergency transfer, the documentation needed to request an emergency transfer, confidentiality protections, how an emergency transfer may occur, and guidance to tenants on safety and security. This plan is based on a model emergency transfer plan published by the U.S. Department of Housing and Urban Development (HUD), the Federal agency that oversees that **Public Housing, Section 8 or Neighborhood Stabilization Program** is in compliance with VAWA.

Eligibility for Emergency Transfers

A tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking, as provided in HUD's regulations at 24 CFR part 5, subpart L is eligible for an emergency transfer, if: the tenant reasonably believes that there is a threat of imminent harm from further violence if the tenant remains within the same unit. If the tenant is a victim of sexual assault, the tenant may also be eligible to transfer if the sexual assault occurred on the premises within the 90-calendar-day period preceding a request for an emergency transfer.

A tenant requesting an emergency transfer must expressly request the transfer in accordance with the procedures described in this plan. Tenants who are not in good standing may still request an emergency transfer if they meet the eligibility requirements in this section.

¹ Despite the name of this law, VAWA protection is available to all victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation.

² Housing providers cannot discriminate on the basis of any protected characteristic, including race, color, national origin, religion, sex, familial status, disability, or age. HUD-assisted and HUD-insured housing must be made available to all otherwise eligible individuals regardless of actual or perceived sexual orientation, gender identity, or marital status.

Emergency Transfer Request Documentation

To request an emergency transfer, the tenant shall notify (HAH) management office and submit a written request for a transfer to **111 South Adams Street, Henderson, KY**. The (HAH) will provide reasonable accommodations to this policy for individuals with disabilities. The tenant's written request for an emergency transfer should include either:

1. A statement expressing that the tenant reasonably believes that there is a threat of imminent harm from further violence if the tenant were to remain in the same dwelling unit assisted under the (HAH's) program.
2. A statement that the tenant was a sexual assault victim and that the sexual assault occurred on the premises during the 90-calendar-day period preceding the tenant's request for an emergency transfer.

Confidentiality

The (HAH) will keep confidential any information that the tenant submits in requesting an emergency transfer, and information about the emergency transfer, unless the tenant gives the (HAH) written permission to release the information on a time limited basis, or disclosure of the information is required by law or required for use in an eviction proceeding or hearing regarding termination of assistance from the covered program. This includes keeping confidential the new location of the dwelling unit of the tenant, if one is provided, from the person(s) that committed an act(s) of domestic violence, dating violence, sexual assault, or stalking against the tenant. See the Notice of Occupancy Rights under the Violence Against Women Act For All Tenants for more information about HP's responsibility to maintain the confidentiality of information related to incidents of domestic violence, dating violence, sexual assault, or stalking.

Emergency Transfer Timing and Availability

The (HAH) cannot guarantee that a transfer request will be approved or how long it will take to process a transfer request. The (HAH) will, however, act as quickly as possible to move a tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking to another unit, subject to availability and safety of a unit. If a tenant reasonably believes a proposed transfer would not be safe, the tenant may request a transfer to a different unit. If a unit is available, the transferred tenant must agree to abide by the terms and conditions that govern occupancy in the unit to which the tenant has been transferred. The (HAH) may be unable to transfer a tenant to a particular unit if the tenant has not or cannot establish eligibility for that unit.

If the (HAH) has no safe and available units for which a tenant who needs an emergency is eligible, (HAH) will assist the tenant in identifying other housing providers who may have safe and available units to which the tenant could move. At the tenant's request, the (HAH) will also assist tenants in contacting the local organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking that are attached to this plan.

Safety and Security of Tenants

Pending processing of the transfer and the actual transfer, if it is approved and occurs, the tenant is urged to take all reasonable precautions to be safe.

Tenants who are or have been victims of domestic violence are encouraged to contact the National Domestic Violence Hotline at 1-800-799-7233, or a local domestic violence shelter, for assistance in creating a safety plan. For persons with hearing impairments, that hotline can be accessed by calling 1-800-787-3224 (TTY).

Tenants who have been victims of sexual assault may call the Rape, Abuse & Incest National Network's National Sexual Assault Hotline at 800-656-HOPE, or visit the online hotline at <https://ohl.rainn.org/online/>.

Tenants who are or have been victims of stalking seeking help may visit the National Center for Victims of Crime's Stalking Resource Center at <https://www.victimsofcrime.org/our-programs/stalking-resource-center>.

Attachment: Local organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking.

Domestic Violence/Intimate Partner Violence

Important Phone Numbers

If you are in immediate danger, call 911

Kentucky Adult and Child Abuse Reporting Hotline

1-800-752-6200

Kentucky Spouse Abuse Hotline

1-800-544-2022

Kentucky Elder Abuse Hotline

1-800-752-6200

Kentucky Council on Child Abuse Parent Helpline

1-800-432-9251

Kentucky Long Term Care Ombudsman

1-800-372-2991

TTY (for hearing impaired)

1-800-627-4702

Kentucky Attorney General's Patient Abuse Tip Line
1-877-ABUSE TIP (1-877-228-7384)

National Domestic Violence Hotline
1-800-799-SAFE (7233)

National Sexual Assault Hotline
1-800-656-4673

Henderson County Victim's Advocate
270-631-7242 extension, 1207

Oasis Domestic Abuse Shelter

OASIS provides domestic violence services to the counties of: Daviess, Hancock, Henderson, McLean, Ohio, Union and Webster. (270) 685-0260 or 1-800-88ABUSE (1-800-882-2873)

**CERTIFICATION OF
DOMESTIC VIOLENCE,
DATING VIOLENCE,
SEXUAL ASSAULT, OR STALKING,
AND ALTERNATE DOCUMENTATION**

**U.S. Department of Housing
and Urban Development**

OMB Approval No. 2577-0286
Exp. 06/30/2017

Purpose of Form: The Violence Against Women Act ("VAWA") protects applicants, tenants, and program participants in certain HUD programs from being evicted, denied housing assistance, or terminated from housing assistance based on acts of domestic violence, dating violence, sexual assault, or stalking against them. Despite the name of this law, VAWA protection is available to victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation.

Use of This Optional Form: If you are seeking VAWA protections from your housing provider, your housing provider may give you a written request that asks you to submit documentation about the incident or incidents of domestic violence, dating violence, sexual assault, or stalking.

In response to this request, you or someone on your behalf may complete this optional form and submit it to your housing provider, or you may submit one of the following types of third-party documentation:

- (1) A document signed by you and an employee, agent, or volunteer of a victim service provider, an attorney, or medical professional, or a mental health professional (collectively, "professional") from whom you have sought assistance relating to domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse. The document must specify, under penalty of perjury, that the professional believes the incident or incidents of domestic violence, dating violence, sexual assault, or stalking occurred and meet the definition of "domestic violence," "dating violence," "sexual assault," or "stalking" in HUD's regulations at 24 CFR 5.2003.
- (2) A record of a Federal, State, tribal, territorial or local law enforcement agency, court, or administrative agency; or
- (3) At the discretion of the housing provider, a statement or other evidence provided by the applicant or tenant.

Submission of Documentation: The time period to submit documentation is 14 business days from the date that you receive a written request from your housing provider asking that you provide documentation of the occurrence of domestic violence, dating violence, sexual assault, or stalking. Your housing provider may, but is not required to, extend the time period to submit the documentation, if you request an extension of the time period. If the requested information is not received within 14 business days of when you received the request for the documentation, or any extension of the date provided by your housing provider, your housing provider does not need to grant you any of the VAWA protections. Distribution or issuance of this form does not serve as a written request for certification.

Confidentiality: All information provided to your housing provider concerning the incident(s) of domestic violence, dating violence, sexual assault, or stalking shall be kept confidential and such details shall not be entered into any shared database. Employees of your housing provider are not to have access to these details unless to grant or deny VAWA protections to you, and such employees may not disclose this information to any other entity or individual, except to the extent that disclosure is: (i) consented to by you in writing in a time-limited release; (ii) required for use in an eviction proceeding or hearing regarding termination of assistance; or (iii) otherwise required by applicable law.

**TO BE COMPLETED BY OR ON BEHALF OF THE VICTIM OF DOMESTIC VIOLENCE,
DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING**

1. Date the written request is received by victim: _____
2. Name of victim: _____
3. Your name (if different from victim's): _____
4. Name(s) of other family member(s) listed on the lease: _____

5. Residence of victim: _____
6. Name of the accused perpetrator (if known and can be safely disclosed): _____

7. Relationship of the accused perpetrator to the victim: _____
8. Date(s) and times(s) of incident(s) (if known): _____

10. Location of incident(s): _____

In your own words, briefly describe the incident(s):

This is to certify that the information provided on this form is true and correct to the best of my knowledge and recollection, and that the individual named above in Item 2 is or has been a victim of domestic violence, dating violence, sexual assault, or stalking. I acknowledge that submission of false information could jeopardize program eligibility and could be the basis for denial of admission, termination of assistance, or eviction.

Signature _____ Signed on (Date) _____

Public Reporting Burden: The public reporting burden for this collection of information is estimated to average 1 hour per response. This includes the time for collecting, reviewing, and reporting the data. The information provided is to be used by the housing provider to request certification that the applicant or tenant is a victim of domestic violence, dating violence, sexual assault, or stalking. The information is subject to the confidentiality requirements of VAWA. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid Office of Management and Budget control number.

**EMERGENCY TRANSFER
REQUEST FOR CERTAIN
VICTIMS OF DOMESTIC
VIOLENCE, DATING VIOLENCE,
SEXUAL ASSAULT, OR STALKING**

**U.S. Department of Housing
and Urban Development**

OMB Approval No. 2577-0286
Exp. 06/30/2017

Purpose of Form: If you are a victim of domestic violence, dating violence, sexual assault, or stalking, and you are seeking an emergency transfer, you may use this form to request an emergency transfer and certify that you meet the requirements of eligibility for an emergency transfer under the Violence Against Women Act (VAWA). Although the statutory name references women, VAWA rights and protections apply to all victims of domestic violence, dating violence, sexual assault or stalking. Using this form does not necessarily mean that you will receive an emergency transfer. See your housing provider's emergency transfer plan for more information about the availability of emergency transfers.

The requirements you must meet are:

(1) You are a victim of domestic violence, dating violence, sexual assault, or stalking. If your housing provider does not already have documentation that you are a victim of domestic violence, dating violence, sexual assault, or stalking, your housing provider may ask you for such documentation. In response, you may submit Form HUD-5382, or any one of the other types of documentation listed on that Form.

(2) You expressly request the emergency transfer. Submission of this form confirms that you have expressly requested a transfer. Your housing provider may choose to require that you submit this form, or may accept another written or oral request. Please see your housing provider's emergency transfer plan for more details.

(3) You reasonably believe you are threatened with imminent harm from further violence if you remain in your current unit. This means you have a reason to fear that if you do not receive a transfer you would suffer violence in the very near future.

OR

You are a victim of sexual assault and the assault occurred on the premises during the 90-calendar-day period before you request a transfer. If you are a victim of sexual assault, then in addition to qualifying for an emergency transfer because you reasonably believe you are threatened with imminent harm from further violence if you remain in your unit, you may qualify for an emergency transfer if the sexual assault occurred on the premises of the property from which you are seeking your transfer, and that assault happened within the 90-calendar-day period before you submit this form or otherwise expressly request the transfer.

Submission of Documentation: If you have third-party documentation that demonstrates why you are eligible for an emergency transfer, you should submit that documentation to your housing provider if it is safe for you to do so. Examples of third party documentation include, but are not limited to: a letter or other documentation from a victim service provider, social worker, legal assistance provider, pastoral counselor, mental health provider, or other professional from whom you have sought assistance; a current restraining order; a recent court order or other court records; a law enforcement report or records; communication records from the perpetrator of the violence or family members or friends of the perpetrator of the violence, including emails, voicemails, text messages, and social media posts.

Confidentiality: All information provided to your housing provider concerning the incident(s) of domestic violence, dating violence, sexual assault, or stalking, and concerning your request for an emergency transfer shall be kept confidential. Such details shall not be entered into any shared database. Employees of your housing provider are not to have access to these details unless to grant or deny VAWA protections or an emergency transfer to you. Such employees may not disclose this information to any other entity or individual, except to the extent that disclosure is: (i) consented to by you in writing in a time-limited release; (ii) required for use in an eviction proceeding or hearing regarding termination of assistance; or (iii) otherwise required by applicable law.

TO BE COMPLETED BY OR ON BEHALF OF THE PERSON REQUESTING A TRANSFER

1. Name of victim requesting an emergency transfer: _____
2. Your name (if different from victim's) _____
3. Name(s) of other family member(s) listed on the lease: _____

4. Name(s) of other family member(s) who would transfer with the victim: _____

5. Address of location from which the victim seeks to transfer: _____
6. Address or phone number for contacting the victim: _____
7. Name of the accused perpetrator (if known and can be safely disclosed): _____
8. Relationship of the accused perpetrator to the victim: _____
9. Date(s), Time(s) and location(s) of incident(s): _____

10. Is the person requesting the transfer a victim of a sexual assault that occurred in the past 90 days on the premises of the property from which the victim is seeking a transfer? If yes, skip question 11. If no, fill out question 11. _____
11. Describe why the victim believes they are threatened with imminent harm from further violence if they remain in their current unit.

12. If voluntarily provided, list any third-party documentation you are providing along with this notice: _____

This is to certify that the information provided on this form is true and correct to the best of my knowledge, and that the individual named above in Item 1 meets the requirement laid out on this form for an emergency transfer. I acknowledge that submission of false information could jeopardize program eligibility and could be the basis for denial of admission, termination of assistance, or eviction.

Signature _____ Signed on (Date) _____

**RESOLUTION TO ADOPT AN AMENDMENT TO THE
PUBLIC HOUSING'S VIOLENCE AGAINST
WOMEN ACT (VAWA) POLICY**

WHEREAS, the Board of Commissioners reviewed the Amendment to the Public Housing Authority's Violence Against Women Act (VAWA) Policy with regard to the definition of Domestic Violence, Economic Violence, and Technological Violence.

NOW, therefore, after discussion, be it resolved that the Violence Against Women Act (VAWA) Policy is adopted as authorized below.

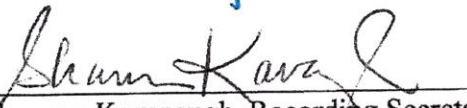
After discussion, Commissioner Dwight Williams made the motion to adopt this Resolution as presented. Commissioner Rosa Woods seconded the motion. The motion carried on roll call.

Mayor Brad Staton	<u>absent</u>
Chairperson, Nibby Priest	<u>aye</u>
Stephanie Chrisman	<u>absent</u>
James Hickerson	<u>aye</u>
Dwight Williams	<u>aye</u>
Rosa Woods (Mayor Proxy)	<u>aye</u>

This Resolution adopted this 15th day of July 2024.



Nibby Priest, Chairperson



Shannon Kavanaugh, Recording Secretary

2025 Annual Plan
2025-2029 Five Year Plan

Affirmatively Furthering Fair Housing

The Housing Authority of Henderson Affirmatively Furthering Fair Housing

The Housing Authority of Henderson certifies that in administering the funding for all Housing Programs administered by the Housing Authority of Henderson for FY 2025 and all future fiscal years, it will comply with the requirements of the Fair Housing Act, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, the Americans with Disabilities Act of 1990 and will affirmatively further fair housing as required in Section 808 (e) (5) of the Fair Housing Act.

The Housing Authority of Henderson will take specific steps to:

(1) Overcome the effects of impediments to fair housing choice as identified in its jurisdictions Analysis of Impediments (AI) to Fair Housing Choice by:

- Apply for new Section 8 Housing Choice Vouchers when available and Section 202 Supportive Housing
- Maximize the number of housing units available within current resources
- Participate in the City of Henderson Consolidated Plan development process to ensure coordination with broader community strategies
- Pursue housing resources other than Public Housing or Section 8 Tenant Based assistance
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in the Public Housing and Section 8 programs
- Admissions preferences aimed at families with economic hardships
- Promote and encourage family self-sufficiency
- Adopt rent policies to support and encourage employment

(2) Remedy discrimination in housing by:

- Providing counseling services or referrals to fair housing agencies
- Inform participants of how to file a fair housing complaint, including providing the toll-free number 1-800-669-9777
- Counsel Section 8 Housing Choice Voucher Program tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the Section 8 Housing Choice Voucher program to property owners outside of areas of poverty and minority concentrations
- Market the program to all eligible person with disabilities and persons with limited English proficiency

- Affirmatively market to local non-profit agencies that assist families with disabilities
- Affirmatively market to race/ethnicities shown to have disproportionate housing needs
- Make buildings and communications that facilitate applications and service delivery accessible to persons with disabilities

(3) Promote Fair Housing Rights and Fair Housing Choice by:

- Seeking designation of housing for the elderly
- Seeking designation of housing for families with disabilities
- Encouraging Homeownership on an affordable basis

2025 Annual Plan
2025-2029 Five Year Plan

Resident Advisory Comments

2025 Annual Plan
2025-2029 Five Year Plan

Certification by State or Local Official of
PHA Plan Consistency with Consolidated Plan
HUD 50077-SL

Certification of Compliance with PHA Plan
and Related Regulations
HUD 50077-ST-HCV-HP

Civil Rights Certification
HUD 50077-CR

<p>Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (All PHAs)</p>	<p>U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 3/31/2024</p>
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Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

I, William L Newman, Jr., the City Manager certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the KY012 - Housing Authority of Henderson is consistent with the Consolidated Plan or State Consolidated 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 and 24 CFR § 903.15.

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

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 investment in units and services provided are necessary to maintain housing choices and homeownership for lower-income individuals and families in the city/county of Henderson. The Housing Authority of Henderson will affirmatively further fair housing by examining their existing/proposed programs, identify impediments pertaining to fair housing choice, and address impediments within reasonable fashion with available resources and work with city/county of Henderson to implement and 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:	William L Newman, Jr.	Title:	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.

Form identification: KY012-Housing Authority of Henderson form HUD-50077-SL (Form ID - 2271)
printed by Shannon Kavanaugh in HUD Secure Systems/Public Housing Portal at 11/20/2024 11:06AM
EST

**Certification 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 X 5-Year and/or X 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 04/2025, 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/TMS 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

KY012

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2025

5-Year PHA Plan for Fiscal Years 2025 - 2029

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 MS 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.

Form identification: KY012-Housing Authority of Henderson form HUD-50077-ST-HCV-HP (Form ID - 673) for CY 2025 printed by Shannon Kavanaugh in HUD Secure Systems/Public Housing Portal at 11/20/2024 11:01AM EST

**2025 Annual Plan
2025-2029 Five Year Plan**

**2025-2029
Statement of Capital Improvements
Five Year Capital Fund Action Plan**

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 2025	Work Statement for Year 2 2026	Work Statement for Year 3 2027	Work Statement for Year 4 2028	Work Statement for Year 5 2029
	SCATTERED SITES (4 SITES) (KY012000001)	\$356,393.00	\$368,821.00	\$640,296.00	\$661,922.00	\$26,595.00
	SCATTERED SITES (4 SITES) (KY012000002)	\$318,050.00	\$375,622.00	\$115,147.00	\$133,963.00	\$728,848.00
	AUTHORITY-WIDE	\$584,628.00	\$514,628.00	\$503,628.00	\$463,186.00	\$503,628.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 10/31/2026

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (4 SITES) (KY012000001)			\$356,393.00
ID0000242	Barrel Roof - Replace(Non-Dwelling Exterior (1480)-Roofs)	Replace roof on Administration Building		\$143,472.00
ID0000243	Maintenance Shop - Construct(Non-Dwelling Construction-New Construction (1480)-Shop)	Construct a new maintenance shop		\$100,000.00
ID0000244	Water Line Replacement-Madison (Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Madison 22 units Replace Water Line		\$68,921.00
ID0000245	Vent Pipe Replacement - Madison(Dwelling Unit-Exterior (1480)-Other)	Replace Vent Pipes at Madison - 20 units		\$20,000.00
ID0000246	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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 10/31/2026

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000247	Stairwell at 840 N Adams - Replace(Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape)	Replace 1 Stairwell at 840 N Adams		\$50,000.00
ID0000248	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
ID0000249	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
ID0000250	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
ID0000251	Storage Buildings-8th St. -Replace(Dwelling Unit-Site Work (1480)-Other)	Replace Storage Buildings at 8th St. 20 units		\$80,000.00
ID0000252	Vent Pipe Replace at 8th St.(Dwelling Unit-Interior (1480)-Other)	Replace Vent Pipes at 8th St 32 units 32000.00		\$32,000.00
ID0000253	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 1		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000254	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)			\$584,628.00
ID0000255	Operations(Operations (1406))	Operations		\$251,814.00
ID0000256	Administration(Administration (1410)-Other,Administration (1410)-Sundry)	Administration of Capital Fund Program and Contracts		\$125,907.00
ID0000257	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 FHCO. Ongoing installation of Security Camera/Lighting and LED lighting.		\$125,907.00
ID0000258	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs associated with architect/engineer and contract administration		\$10,000.00
ID0000259	Relocation(Contract Administration (1480)-Relocation)	Relocation		\$1,000.00

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Work Statement for Year		1	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000260	Landscape and Tree Removal -Elec Dist(Non-Dwelling Site Work (1480)-Landscape)	Landscape and Tree removal associated with Electrical Distribution System		\$10,000.00
ID0000261	Sidewalk Replacement(Dwelling Unit-Site Work (1480)-Pedestrian paving)	Replace Sidewalks		\$5,000.00
ID0000262	Fencing-Replace(Dwelling Unit-Site Work (1480)-Fencing)	Fencing-Replace		\$5,000.00
ID0000263	Electrical Pole Replacement(Dwelling Unit-Site Work (1480)-Electric Distribution)	Electrical Pole Replacement		\$50,000.00
	Subtotal of Estimated Cost			\$1,259,071.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2026	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$514,628.00
ID0000264	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		\$125,907.00
ID0000265	Administration(Administration (1410)-Other,Administration (1410)-Sundry)	HA Wide -other, sundry		\$125,907.00
ID0000266	Operations(Operations (1406))	Operations HA Wide		\$251,814.00
ID0000267	Fees and Costs (Contract Administration (1480)-Other Fees and Costs)	Fees HA Wide \$10,000.00 Contract administration		\$10,000.00
ID0000268	Relocation(Contract Administration (1480)-Relocation)	Relocation HA Wide \$1,000.00		\$1,000.00
	SCATTERED SITES (4 SITES) (KY012000001)			\$368,821.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2026	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000269	PTAC Replacement AMP 1(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
ID0000270	Water Heater Replacement - AMP 1(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
ID0000271	Sewer Drains - AMP 1(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 \$6,000		\$30,000.00
ID0000272	Central Air Conditioner Installation AMP 1(Dwelling Unit-Interior (1480)-Mechanical)	Central Air Conditioner Installation AMP 1 Madison 16 units		\$112,000.00
ID0000273	Tile Floor Replacement AMP 1(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
ID0000274	Central Air Conditoner-Heater Installation AMP 1(Dwelling Unit-Interior (1480)-Mechanical)	Central Air Conditioner/Heater Installation AMP 1 Lawndale 13 units \$69,000 Dixon 13 units \$23,000		\$117,721.00
ID0000281	Vacancy Unit Turnaround AMP 1(Dwelling Unit-Interior (1480)-Other)	Turnaround due to vacancy percentage AMP 1 60,000.00		\$70,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (4 SITES) (KY012000002)			\$375,622.00
ID0000275	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
ID0000276	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
ID0000277	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
ID0000278	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
ID0000279	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
ID0000280	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

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost

ID0000282	Vacancy Unit Turnaround AMP 2(Dwelling Unit-Interior (1480)-Other)	Vacancy Unit Turnaround due to percentage vacant AMP 2		\$27,754.00
ID0000283	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			\$1,259,071.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2027	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$503,628.00
ID0000284	Operations(Operations (1406))	Operations		\$251,814.00
ID0000285	Administration (Administration (1410)-Other)	Administration - CFP		\$125,907.00
ID0000286	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		\$125,907.00
	SCATTERED SITES (4 SITES) (KY012000001)			\$640,296.00
ID0000287	Roofs AMP 1(Dwelling Unit-Exterior (1480)-Roofs)	Roof Replacement Lawndale 5 buildings Dixon 1 building		\$77,754.00
ID0000288	Furnace Upgrades AMP 1(Dwelling Unit-Interior (1480)-Mechanical)	Furnace upgrades Lawndale 134 Dixon 66 units Madison 6 units		\$562,542.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2027	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (4 SITES) (KY012000002)			\$115,147.00
ID0000289	Roof Restoration 840 N Adams(Dwelling Unit-Exterior (1480)-Roofs)	840 North Adams Roof Restoration AMP 2		\$97,713.00
ID0000290	Furnace Upgrades AMP 2(Dwelling Unit-Interior (1480)-Mechanical)	Furnace Upgrades AMP 2 8th Street 6 units		\$17,434.00
	Subtotal of Estimated Cost			\$1,259,071.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$463,186.00
ID0000291	Operations(Operations (1406))	Operations		\$251,814.00
ID0000292	Administration(Administration (1410)-Other)	Administration - CFP		\$125,907.00
ID0000296	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 FHEO		\$85,465.00
	SCATTERED SITES (4 SITES) (KY012000001)			\$661,922.00
ID0000293	Extensive Damage Unit Turnaround(Dwelling Unit-Interior (1480)-Other)	Repair units with excess damage		\$50,000.00
ID0000294	Windows(Dwelling Unit-Exterior (1480)-Windows)	Lawndale, Dixon, Madison		\$521,922.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2028	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000297	GFI Replacement(Dwelling Unit-Interior (1480)-Electrical)	Lawndale, Dixon, Madison		\$90,000.00
	SCATTERED SITES (4 SITES) (KY012000002)			\$133,963.00
ID0000295	Windows(Dwelling Unit-Exterior (1480)-Windows)	8th, Fagan, N Adams, D&I		\$108,963.00
ID0000298	GFI Replacements(Dwelling Unit-Interior (1480)-Electrical)	8th St., 840, Fagan, D&I		\$25,000.00
	Subtotal of Estimated Cost			\$1,259,071.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$503,628.00
ID0000302	Operations(Operations (1406))	Operations		\$251,814.00
ID0000303	Administration(Administration (1410)-Other,Administration (1410)-Sundry)	Administration		\$125,907.00
ID0000304	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		\$125,907.00
	SCATTERED SITES (4 SITES) (KY012000001)			\$26,595.00
ID0000305	Smoke Detectors(Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s))	Installing smoke detectors/ Updating smoke detector placement		\$22,500.00
ID0000307	Upgrade heating/cooling systems(Dwelling Unit-Interior (1480)-Mechanical)	Upgrade systems for 0 and 1 bedroom units		\$4,095.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2029	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (4 SITES) (KY012000002)			\$728,848.00
ID0000306	Smoke Detectors(Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s))	Installing smoke detectors/ Updating smoke detector placement		\$20,500.00
ID0000308	Upgrade heating/cooling systems(Dwelling Unit-Interior (1480)-Mechanical)	Upgrade systems for 0 and 1 bedroom units		\$708,348.00
	Subtotal of Estimated Cost			\$1,259,071.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$251,814.00
Administration(Administration (1410)-Other,Administration (1410)-Sundry)	\$125,907.00
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)	\$125,907.00
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 Dist(Non-Dwelling Site Work (1480)-Landscape)	\$10,000.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	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	\$584,628.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	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)	\$125,907.00
Administration(Administration (1410)-Other,Administration (1410)-Sundry)	\$125,907.00
Operations(Operations (1406))	\$251,814.00
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	\$514,628.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$251,814.00
Administration (Administration (1410)-Other)	\$125,907.00
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)	\$125,907.00
Subtotal of Estimated Cost	\$503,628.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$251,814.00
Administration(Administration (1410)-Other)	\$125,907.00
Management Improvement(Management Improvement (1408)-Staff Training)	\$85,465.00
Subtotal of Estimated Cost	\$463,186.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2029
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$251,814.00
Administration(Administration (1410)-Other,Administration (1410)-Sundry)	\$125,907.00
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)	\$125,907.00
Subtotal of Estimated Cost	\$503,628.00