

HOUSING AUTHORITY OF HENDERSON

2022 AGENCY PLAN



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

Tina Belcher

From: donotreply@hud.gov
 Tuesday, January 11, 2022 11:32 AM
To: Tina Belcher
Subject: 5-Year Action Plan Submitted

Housing Authority of Henderson—KY012 has submitted a 5-Year Action Plan in EPIC: 2022-2026 Original.

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KY012

Housing Authority of Henderson

PHA Annual Agency Plan 2022

- ky012v02** Template -HUD 50075-ST-HCV-HP
- ky012a02** Statement of Housing Needs and Strategy for addressing Housing Needs
- ky012b02** De-Concentration Policy
- ky012c02** Financial Resources
- ky012d02** Goals and Objectives/Progress Reports
- ky012e02** Comments of Resident Advisory Board and Public Hearing
- ky012f02** Certification of PHA Policy and Programs HUD 50077-ST-HCV-HP
Civil Rights Certification HUD 50077-CR
Certification by State/Local Official of PHA Plans Consistency with Consolidated Plan HUD 50077-SL
Resolution HAH Approving 2021 Annual Agency Plan and Authorizing Submission
- ky012g02** Statement of Capital Improvements 2021-2025 Capital Fund Summary Table and
Five-Year Capital Fund Action Plan
- ky012h02** Publication of Public Hearing
- ky012i02** Statement of Significant Amendment or Substantial Deviation

2022 Annual Plan

Template – HUD 50075-ST-HCV-HP

ky012v01

**Streamlined Annual
PHA Plan**
(High Performer PHAs)

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

OMB No. 2577-0226
Expires: 02/29/2016

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. Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small 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 of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 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.					
1	PHA Name: <u>Housing Authority of Henderson</u> PHA Code: <u>KY012</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/01/2022</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>738</u> Total Combined <u>1168</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission					
<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 of 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 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>The Housing Authority of Henderson's Agency Plan is available at: 1. The Housing Authority of Henderson; 2. The City of Henderson; 3. The Housing Authority of Henderson's website: www.hahenderson.org</p>						
<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
Lead PHA:						

B. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- De-concentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

(b) The PHA must submit its De-concentration Policy for Field Office Review.

- (c) If the PHA answered yes for any element, describe the revisions for each element below:
- **Statement of Housing Needs and Strategy for Addressing Housing Needs**
 - **Financial Resources**

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Conversion of Public Housing to Tenant Based Assistance.
- Conversion of Public Housing to Project-Based Assistance under RAD.
- Project Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(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.

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

See Attached Progress Report Documentation in Five Year Plan.

The mission of the Housing Authority of Henderson is to meet our community's housing needs by providing affordable quality housing.

It is the belief of the HAH that affordable quality housing and economic opportunity lays the foundation for success in life. Our goal is to promote self-sufficiency, economic opportunity and neighborhood revitalization of our community through collaborative 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 demonstrated integrity, professionalism and caring.

B.4.	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>Other Document and/or Certification Requirements.</p>	
C.1	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan. See attached documentation in Annual/Five Year Plan</i></p>
C.2	<p>Civil Rights Certification.</p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan. See attached documentation in Annual/Five Year Plan</i></p>
C.3	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>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.</p>
D.4	<p>Certification by State or Local Officials.</p> <p><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. See attached documentation in Five Year Plan</i></p>
<p>D Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>	
D.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>See form 50075.2 2021-2025 approved by HUD 4/20/2021</p> <p>Proposed HUD Form 50075.2 for Five Year Action Plan developed and brought before the Resident Advisory Board to be included with the Public Hearing information for the 2022 Annual Plan and the 2022-2026 Five Year Capital Fund Action Plan.</p>

2022 Annual Plan

Statement of Housing Needs and
Strategy for Addressing Housing Needs

ky012a01

**Attachment ky012a01
B.1**

Statement of Housing Needs

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

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

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	161		80
Extremely low income <=30% AMI	151	94	
Very low income (>30% but <=50% AMI)	7	5	
Low income (>50% but <80% AMI)	3	1	
Families with children	28	17	
Elderly Families	18	11	
Near Elderly Families	21	13	
Families with Disabilities	18	11	
Race/ethnicity/white	118	74	
Race/ethnicity/black	39	24	
Race/ethnicity/American Indian	1	1	
Race/ethnicity/multi-racial	2	1	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	129	81	
2 BR	15	10	
3 BR	9	6	
4 BR	3	2	
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

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If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	801	47	30
Extremely low income <=30% AMI	794	99	
Very low income (>30% but <=50% AMI)	4	1	
Low income (>50% but <80% AMI)	0	0	
Families with children	280	35	
Elderly families	34	5	
Families with Disabilities	56	7	
Race/ethnicity/White	520	64	
Race/ethnicity/Black	278	34	
Race/ethnicity/Hispanic	3	2	
Race/ethnicity			
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Race/ethnicity			
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If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

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

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

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

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

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: *City of Henderson's 2020-2024 Consolidated Plan/2021 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 2020-2024 Consolidated Plan shows the City of Henderson has 5,995 renter families that earn incomes that qualify them for Public Housing Assistance. Of these, 3,280 have housing problems. The Authority's waiting list shows that 99% of the eligible families are earning less than 50% of the AMI.

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

The Housing Authority continues to increase Section 8 landlord participation through various outreach programs and amended the Section Eight Administrative Plan to allow for the possibility of Project Basing Housing Choice Vouchers. Eight new landlords were added for 2020.

The Housing Authority will continue to submit Letters and Registration of Interest for the Moving to Work Demonstration Program (MTW), HUD VASH-Vouchers and will apply for the Foster Youth to Independence Initiative in compliance with PIH Notice 2019-20, Choice Neighborhood Planning Program Grant.

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

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

- Purchased abandoned blighted property located adjacent to the Housing Authority. Property was razed and is used for additional parking for residents.

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

2022 Annual Plan

De-Concentration Policy

ky012b01

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.

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 2021 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	\$16,000	\$26,650	\$42,650
2	\$18,300	\$30,450	\$48,750
3	\$21,960	\$34,250	\$54,850
4	\$26,500	\$38,050	\$60,900
5	\$31,040	\$41,100	\$65,800
6	\$35,580	\$44,150	\$70,650
7	\$40,120	\$47,200	\$75,550
8	\$44,660	\$50,250	\$80,400

*** 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 11/01/2021, the Authority had 407 of its 430 public housing units filled as follows:

% of median	# Families	%
30	295	72
50	63	16
80	49	12

Project (Units)	<30% of Median		<50% of Median		<80% of Median		Total Units and Vacancies	
	#	%	#	%	#	%	# Units	#Vac
KY12000001 (225)	146	72	175	87	202	100.0	225	23
KY12000002 (205)	149	73	183	89	205	100.0	205	0

On 10/01/2021, the Authority had one hundred families on its waiting list. Of the total, 94 (94%) had incomes under 30% of the median, 5 (5%) had incomes above 30% but below 50% of the median, and 1 (1%) had incomes above 50% but less than 80% of the median income.

KY12000001 and KY12000002 have 73% (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 Seventy-one (171). The number of working families has increased by two (2) for the 2022 Agency Plan period. This is due in part to the effects of the Covid-19 Pandemic resulting in job loss and increased unemployment.

The 2020-2024 Consolidated Plan shows the City of Henderson has 5,995 renter families that earn incomes that qualify them for Public Housing Assistance. Of these, 3,280 have housing problems. The Authority's waiting list shows that 99% of the 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 and 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 sixty-two (162) students have completed the Certified Nursing Assistant Program since its inception in 2009. The CNA Program currently has five students enrolled for the 2021 fall session. Through the CNA program, approximately 162 low-income citizens of Henderson are now employed at an average wage of \$14.84 per hour.

One hundred forty-one (141) students have completed the Welding Program since its inception in 2014. The Welding Program currently has twelve students enrolled in the 2021 fall session. One hundred forty-one low-income citizens of Henderson received a welding certificate and are employed at an average wage of \$17.95 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	\$13.76	\$28.26	\$35.05	\$44.91	\$22.37	\$26.92	\$30.56	\$32.47	\$11.19	\$15.53	\$19.91	\$22.54
Poverty Wage	\$ 6.35	\$ 8.29	\$10.44	\$12.60	\$ 8.29	\$10.44	\$12.60	\$14.75	\$ 4.14	\$ 5.22	\$ 6.30	\$ 7.38
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 5.60 percent and 6.9 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.	

2022 Annual Plan

Financial Resources

ky012c01

Attachment ky012c01

B.1

STATEMENT OF FINANCIAL RESOURCES

Financial Resources: Planned Sources and Uses							
9/30/2021	Project 1 Planned \$	Project 2 Planned \$	NSP Planned \$	HA Wide Planned \$	S8 Planned \$	Total Planned \$	Planned Uses
Sources							
1. Federal Grants (FY 2021 grants)							
a) Public Housing Operating Fund	678,296	526,534				1,204,830	Operations
b) Public Housing Capital Fund 2021				1,053,280		1,053,280	Capital Project
c) HOPE VI Revitalization							
d) HOPE VI Demolition							
e) Annual Contributions for Section 8 Tenant-Based Assistance					2,676,921	2,676,921	Operations
f) Resident Opportunity and Self-Sufficiency Grants							
g) Community Development Block Grant – Neighborhood Stabilization Program				0		0	Development
h) HOME							
i) Other Federal Grants (list below)				0		0	Capital Project
2. Prior Year Federal Grants (un-obligated funds only) (list below)							
CFP-KY36P012501-18-\$142,255				0		0	Capital Project
CFP-KY36P012501-19-\$491,592				1,461,987		1,461,987	Capital Project
CFP-KY36P012501-20-\$828,140							
3. Public Housing Dwelling Rental Income	869,810	750,400				1,620,210	Operations
4. Other income (list below)							
a) Excess Utilities	56,997	19,049				76,046	Operations
b) Other	61,546	109,6680				171,214	Operations
c) Interest	3,660	1,314				4,974	Operations
d) COCC Property Rental				16,440		16,440	Operations
e) NSP Property Rental			136,744			136,744	Operations
5. Non-federal sources (list below)							
a) United Way-After School	10,132					10,132	Operations
b) United Way Grant-CNA				62,757		62,757	Operations
c) United Way Grant-Welding				12,183		12,183	Operations
Total resources	1,680,441	1,406,965	136,744	2,609,647	2,676,921	8,507,718	

2022 Annual Plan

Goals and Objectives/Progress Reports

ky012d01

ky012d01

GOALS and OBJECTIVES

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Reduce public housing vacancies: **Maintain to less than two (2) %**
 - Leverage private or other public funds to create additional housing opportunities: **Apply for Section 202 grant funds or low-income tax credits, Choice Neighborhood Grant, Project Base Housing Choice Vouchers, and other private housing grants.**
 - Acquire or build units or developments **Build affordable multi-family and single units for rental and homeownership and acquire additional dwelling property for development. In 2022, acquire additional property for development.**
 - Other (list below) **Increase the Section 8 landlord participation through outreach programs such as landlord briefings, roundtable discussions and PHA web site. Amend the Section Eight Administrative Policy to allow for the Project Basing of Housing Choice Vouchers.**

Progress Report:

In Fiscal Year 2022:

- Vacancy rate for the Public Housing Program is at 5.35% this year due in part to the implementation of the flat rent rule, Covid-19 Eviction Policy and non-smoking policy.
- Fully utilized all Section Eight HAP Funds.
- PHA developed several NSP-1 vacant lots. The lots serve as green and garden space for Housing Authority Residents.
- PHA purchased with COCC funds, three vacant lots that are contiguous to Housing Authority Properties. Lots will be used for future development.
- PHA purchased with COCC funds, one storage facility to be used for future development.
- PHA purchase with COCC funds, one vacant lot contiguous to storage facility to be used for future development.
- PHA purchased with COCC funds, one abandoned house. The house was razed. Working with Architects to develop plans to build on property.

- The City of Henderson donated a vacant lot located within one block of Housing Authority properties to be used for future development. Working with Architects to develop plans to build on property.
- Purchased with COCC funds, one vacant blighted property. The house was razed, and the lot now serves as additional parking for residents.
- PHA purchased through COCC funds two single family dwellings used for low-income housing. All units rehabilitated using green building standards.
- With the use of \$2,538,427 in Neighborhood Stabilization Funds (NSP-1) and (NSP-3) the Housing Authority has:
 - 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.
- PHA held in house virtual trainings and sent employees to several trainings. Topics included Accounting, budget, uniform physical conditions standards (UPCS), Housing Quality Standards (HQS), homeownership counseling, fair housing, sexual harassment, plumbing, HVAC, pest control, First Aid 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 Physical Inspection of the properties held the week of April 23-27, 2018
- The Housing Authority of Henderson received an overall score of 92% in 2020 on the Public Housing Assessment (PHAS) Score Report. The report indicators consist of physical, financial, management and capital fund. HUD has adopted a new inspection model, National Standards for Physical Inspection of Real Estate (NSPIRE). The Housing Authority of Henderson has been accepted to participate in the new inspection protocol demonstration. By participating in the program, the Housing will be allowed to maintain our current physical score of 99% for two additional years.
- With the use of Neighborhood Stabilization, Capital Funds, COCC and Private funds; will continue to purchase vacant, abandoned, blighted or foreclosed properties in order to rehab/construct affordable quality housing to help stabilize and sustain the community. The NSP program will provide rental housing for households with incomes at initial occupancy that are at or below 50% of area median.
- The Housing Authority of Henderson's staff provides ongoing technical assistance nationally and statewide to Housing Agencies.
- The Housing Authority of Henderson enter into an agreement to provide management services to the Morganfield Housing Authority
- The Housing Authority will continue to submit Letters and Registration of Interest for the Moving to Work Demonstration Program (MTW) and HUD VASH-Vouchers in compliance with HUD notices and guidance.
- 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 and 2020-28.

- 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. HMPL and HHA are working to convert all existing incandescent and compact fluorescent light to LED, which is estimated to save approximately 688,628-kilowatt-hours in electricity usage per year, or \$48,410.53 per year at current rates. HMPL is also estimated to save \$28,846.62 in annual power costs.

PHA Goal: Increase assisted housing choices
Objectives:

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

Progress Report:

- PHA held briefing sessions with new tenants and landlords, in person and virtually.
- PHA provided training for landlords on Fair Housing, Covid-19 Eviction regulations and pest control. The Housing Authority provided specific training to the staff and landlords regarding the New EPA lead base paint rule. Application of national standards for probability of lead-based paint in a household to the City of Henderson's housing stock results in a total of 5,520 units (plus or minus 10%), or 43.6% of all housing units, having a lead-based paint somewhere on or in the structure.
- PHA advertised in the local newspaper, public access television, schools, social service agencies, brochures and PHA website to inform the public of the availability of Section 8 vouchers in public housing.
- PHA adopted a Section 8 Homeownership Policy in April 2005. There have been fifteen (15) Homeownership closings to date. Seven (7) 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.
- Landlord Access Program available on PHA website
- Direct Deposit of Landlord HAP Payments. 100% participation.
- Ten (10) New Landlords added to the program

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

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

Progress Report:

- The Housing Authority of Henderson has used a comprehensive security and preventive-based approach.
- 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 have the ability to access the camera system.
- The Housing Authority installed wireless Wi-Fi Access Points to assist our families with remote and virtual learning, job search and telehealth. The Wi-Fi service is free to Housing Authority residents.
- PHA purchased through COCC funds two single family dwellings used for low-income housing. All units rehabilitated using green building standards.
- PHA purchased with COCC funds, one abandoned/condemned house that is contiguous to Housing Authority properties. The house was razed and working with Architects to develop for future building projects.
- PHA purchased with COCC funds, three abandoned vacant lots that are contiguous to Housing Authority Properties. Lots will be used for future development.
- 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 added throughout the developments. Security cameras for all developments included in the Emergency Safety and Security Grant and added to the 5-year plan.
- 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 \$30,890.00 in CDBG Funds to provide enhanced police protection in areas of concentration of low- and moderate-income families particularly focusing on census tracts in which our developments are located. This includes foot, bicycle, and vehicle patrols.
- The annual CDBG allocation of \$255,939 combined with approximately \$362,314 in CDBG rollover funds along with \$227,973 are committed to undertake housing reconstruction and minor exterior rehabilitation, relocation, neighborhood development with continued infrastructure improvements.
- \$42,416 to provide sidewalks in low-income census tracts for pedestrians promoting healthier lifestyles and providing safe passageway.
- \$7,500 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 Community College and area hospitals to increase health education, healthy eating choices, drug and opioid epidemic awareness and increase the number of youths and adults in mentoring , self-sufficiency programs.

- Under the EnVison Center, the Housing Authority's Community and Technology Center (CAT) offers a wide range of programs for adults, adolescents, and children such as an Afterschool Program for children, Tutorial, Science, Technology, Engineering and Mathematics Program (STEM), Accelerated Reading, Drug Awareness and prevention, computer lab, library, summer program, GED, CNA and Welding classes and English as a second language. Due to the Covid-19 Pandemic the programs are offered virtually and in person.

- Continued improvement at the John F. Kennedy Community Center to accommodate increased activity. The JFK Community Center is in the census tract in which our developments are located.
- The Housing Authority of Henderson is an IRS Volunteer Income Tax Assistance Program (VITA) site. This program offers free tax help for taxpayers who qualify. In addition to free tax return preparation assistance, the site also offers free electronic filing (e-filing). 2021 VITA tax season, volunteers completed 1,323 returns with a total of \$1,634,675 of income tax refunds received by Henderson County residents.

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families: **Increase by five (5) families per year (171 now)**
 - Provide or attract supportive services to improve assistance recipients' employability: **Ongoing FSS and community service programs. Adult Learning and Technology Center on site. Partnership with Henderson Community College additional programming offered through the EnVison Center.**
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities. **Service Coordinator assists with obtaining partnerships with other service agencies (Audubon Area, Care Tenders)**
 - Other: (list below) **Annually maintain a minimum of twenty (20) percent participation rate by elderly/disabled residents in programs of self-sufficiency/supportive services.**

Progress Report:

- The current number of working families is one hundred seventy-one (171). The number of working families has increased by two (2) for the 2022 Agency Plan period. This is due in part to the effects of the Covid-19 Pandemic resulting in job loss and increased unemployment.
- Through the Housing Authority of Henderson's collaborative partnerships with the United Way and Henderson Community College; 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 sixty-two (162) students have completed the Certified Nursing Assistant (CNA) Program since its inception in 2009. The CNA Program currently has five students enrolled in the 2021 hybrid fall session. Through the CNA program,

approximately 162 low-income citizens of Henderson are now employed at an average wage of \$14.84 per hour.

One hundred forty-one (141) students have completed the Welding Program since its inception in 2014. One hundred seventeen low-income citizens of Henderson received a welding certificate and are employed at an average wage of \$17.95 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 2021 National Low-Income Housing Coalition “Out of Reach” Report (pages KY 103-109) the current living wage for Henderson, Kentucky is \$16.25.

- 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 fully funded by the United Way Agency.
- The Housing Authority of Henderson provides or sponsors classes in job/life skills, résumé, introduction to computer, GED, ACT and SAT preparation, Homeownership, and consumer credit counseling.
- Partnered with Henderson Community College to allow HCC students to access the new computer lab at the HAH Cat Center to take on-line classes, clinics, and homework.
- The Cabell-Platt Medical Center houses the Health First Community Health Center. The Community Health Center offers a variety of health care services to all families (elderly, disabled, single etc.) in the community. Services range from primary care assistance, nutritional services, diabetes self-management classes, behavioral health, prenatal services, women’s health care, pediatrics, Covid-19 testing and Flu shots. The Clinic is staffed with a Pediatrician, Nurse Practitioner, and a Clinical Psychologist. Health First CHC will serve all patients regardless of their ability to pay.
- Deaconess Women’s Health to provide cervical screening.
- Deaconess Mobile Health Clinic provides free mammogram screenings.
- Through a community partnership with Audubon Area Community Services, the Housing Authority utilizes the Senior Companion Program. The program pairs a Senior Companion with a Senior or Disable Resident in need of services. The Senior Companion assists the resident in numerous duties such as bathing, light housekeeping duties, accompanying to doctors’ appointments or pharmacy, respite care, preparing food and planning meals and grocery shopping to assist the resident in the prevention of going into a care facility. There are currently ten residents that serve as Senior Companions and over twenty (20) families utilizing the services.

- The Housing Authority of Henderson has become an IRS Volunteer Income Tax Assistance Program (VITA) site. This program offers free tax help for taxpayers who qualify. In addition to free tax return preparation assistance, the site also offers free electronic filing (e-filing).
- The VITA Program offers free tax help for low to moderate income (generally \$60,000 and below) people who cannot prepare their own tax returns. Certified volunteers sponsored by the United Way of Henderson County receive training to help prepare basic tax returns and provides tax counseling for the Elderly and free tax help to people age 60 and older. The Housing Authority of Henderson VITA site had the largest increase in the number of individuals served in the Green River Asset Building Coalition.
- The site serviced 1,323 people during the 2021 VITA tax season, with over \$1,700,000 of income tax refunds received by Henderson County residents.
- With the closing of the local Henderson County Unemployment Office; the Housing Authority has become a satellite office for the Kentucky Regional Unemployment office in Owensboro. The clients can file claims and complete job searches and schedule a video or telephone conference with a representative.
- The current unemployment rate for Henderson County is 5.6% and 6.9% nationally, this is due in part to the Covid-19 Pandemic.

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

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

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: **Provide awareness training to staff. Post Grievance, VAWA, ACOP and ADMIN, and Fair Housing policies and procedures.**
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: **Remodel designated units to be handicap accessible with capital funds.**

Progress Report:

- Through the use of Neighborhood Stabilization Funds (NSP-1) and (NSP-3) the Housing Authority constructed fourteen (14) units. All units were built to meet the Uniform Federal Accessibility Standards (UFAS); this will allow residents to age in place and increase visit-ability. This development is in Census Tract 204 which has accessible access to transportation, health, and other community services.
- Through the use of Capital Funds, continue to modify current housing stock identified to meet Uniform Federal Accessibility Standards (UFAS)
- Updated Administrative and Continued Occupancy Policy and the Section Administrative to Plan to include preferences for homeless and veterans. The City of Henderson has an estimated 115 homeless individuals, which consists of 89 individuals not in families and 14 families at any one given time in the Community.
- Continuous Fair Housing Training for staff.

2022 Annual Plan

Comments of Resident Advisory Board
and Public Hearing

ky012e01

**COMMENTS OF RESIDENT ADVISORY BOARD
2022 PUBLIC HOUSING AGENCY PLAN**

Date: **November 18, 2021, at 10:00 a.m.**
 Location: Boswell Conference Room—111 South Adams Street
 Present: Board: Deborah Mullen, Orlantha Turner, June Wilson, Bennie Stone, Carla Poindexter,
 Patricia Tyler, Gwendolyn Johnson, Margie Stone, Marvin Petrie, Cabrina Hughes
 Staff: Tina Belcher- Administrative Assistant, Susan Gay-Property Manager

Ms. Belcher reviewed with the Board the revised sections of the Public Housing Agency Plans, namely PHA Plans Template; FFY **2022**, and Capital Fund Program Annual/Five-Year Action Plan 2022-2026.

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

Item	Comment from Board Member	HA Response
Template Annual 2022 Plan		
Miscellaneous Annual 2022 Plan	Resident Advisory Board Members from AMP 1 and AMP 2 asked questions regarding agencies collaborating on job openings.	Response – Explained that Collaborating Agencies work together on sharing information.
Miscellaneous Annual 2022 Plan	RAB Member from AMP 2 asked questions regarding evictions, non-payment time frames, and late fees Where do the late fees go?	Response – Explained that rent is due on the first and a late charge accrues on the 11th day of the month and an eviction notice is issued. If rent is not paid within 30 days, a court eviction process will begin including the cost of all legal fees incurred. Response – Late fees are used to pay operations costs of the Housing Authority AMPs.
Miscellaneous Annual 2022 Plan	RAB Member AMP 1 asked about Unemployment claims.	Response - Explained that the Housing Authority has a kiosk available to log in and get forms to apply for unemployment claim.
Miscellaneous Annual 2022 Plan	RAB Member from AMP 2 asked if there is a better way to get information regarding rent amounts due other than calling the office.	Response – The Housing Authority has new software that will soon be in place that will allow residents to register to be able to access their own accounts and pay rent from a debit/credit card.

Item	Comment from Board Member	HA Response
Capital Fund Program Table- 5 Year Action Plan Table 2022-2026	RAB Member from AMP 2 asked about putting up ceiling fans.	Response - It is an ongoing process to install ceiling fans in vacant apartments. A resident can purchase a ceiling fan and maintenance will install for a fee.
Capital Fund Program Table- 5 Year Action Plan Table 2022-2026	RAB Member from AMP 2 inquired about process of central air installation. Occupied or unoccupied?	Response -- Can do some occupied but most are done unoccupied because of the work needed to insulate pipes/vents.
	RAB Member from AMP 2 asked if a family has an emergency maintenance problem which requires moving out of apartment until fixed is the cost reimbursed? What about if go to a family member's house.	Response -- The family will be reimbursed for the cost of a hotel and per diem issued for food. If goes to a family member's house, the housing expense will not reimbursed.
	RAB Member from AMP 2 asked if higher toilet/commodos could be installed in all elderly apartments.	Response -- If a resident requires a higher toilet, they can request a reasonable accommodation. The forms can be picked up at the office. We will look into this item for a future Capital fund project.

**COMMENTS OF PUBLIC HEARING FOR
PUBLIC HOUSING AGENCY PLAN 2022**

Date: **January 10, 2022 @ 10:00 a.m.**
 Location: **Facebook Live and In-Person** at 111 South Adams Street, Henderson, KY
 Present: **Resident Advisory Board Members:** Patricia Tyler, Margie Stone, John Fendrick,
 Carla Poindexter, Bennie Stone- president of RAB, Marvin Petrie-vice president of RAB,
 and Gwendolyn Johnson
Board of Commissioners: Amy Taylor, Nibby Priest- (via Facebook), Rosa Woods
Staff: Bobbie Jarrett, Executive Director; Tina Belcher, Administrative Assistant, Tiffany
 Darnell, Finance Director
Facebook Guests: Commissioner Nibby Priest
Absent: Commissioner Stephanie Chrisman, Commissioner James Hickerson

Ms. Jarrett reviewed with the Board all sections of the Public Housing Agency Plans, PHA Plans Template; FFY 2022 Capital Fund Program Annual Statement; and Capital Fund Program Five-Year Action Plan. The Agency Plan has been previously reviewed by the Board of Commissioners and the Resident Advisory Board during Board of Commissioners Meeting and RAB Board Meeting and nothing substantial has been updated except for a few line items in the table for the 2026 CFP year.

During the review, the Commissioners and RAB Board members provided the following input:

<i>Page # and Item</i>	<i>Comment from Board Member</i>	<i>HA Response</i>
	Received No Comments from any of the Resident Advisory Board Members.	
	Received Comments from Mayor Steve Austin regarding the Housing Authority of Henderson being an exceptional Housing Authority that is run and maintained to the highest level.	

After discussion, a Resolution to approve the Housing Authority of Henderson Agency Annual Plan FFY 2022 as presented was made by Mayor Steve Austin. Commissioner Nibby Priest made a second to the motion, the motion carried with all present voting affirmatively as listed on the roll call below. (see ky012f01)

Commissioner Roll Call:
Amy Taylor yes
Nibby Priest yes
James Hickerson absent
Rosa Woods yes
Stephanie Chrisman absent
Mayor Steve Austin yes

SIGN IN SHEET – January 10, 2022, at 10:00 a.m.

2022 ANNUAL AGENCY PLAN

PUBLIC HEARING

Name	Address	Phone
<u>Amey Taylor</u>	Chairperson, Commissioner	
<u>Patricia Inge</u>	RAB	
<u>Rosa Woods</u>	Resident, Commissioner	
<u>Margie Stone</u>	RAB	
<u>John Ford</u>	RAB	
<u>Steve Austin</u>	Mayor, Commissioner	
<u>Carla Sander</u>	RAB	
<u>Bennie Stone</u>	RAB - president	
<u>Marvin L. Pettis</u>	RAB - vice-president	
<u>Aurelynn E. Johnson</u>	RAB	

HAH admin staff: _____

<u>Inia Belcher</u>	HAH staff
<u>Bobbie Juntt</u>	HAH staff
<u>Tiffany Darnell</u>	HAH staff

2022 Annual Plan

- Certification of PHA Policy and Programs HUD
50077-DY-HCV-HP
 - Civil Rights Certification Hud 50077-CR
- Certification by State/Local Official of PHA Plans
Consistency with Consolidated Plan Hud 50077-SL
- Resolution HAH Approving 2022 Annual Agency Plan
and Authorizing Submission

ky012f01

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

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

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or ___ Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 4/1/2022 in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
 12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of Henderson

KY012

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2022-2023

5-Year PHA Plan for Fiscal Years 20 - 20

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

Name of Executive Director

Bobbie W. Jarrett

Name Board Chairman

Amy Taylor

Signature

Bobbie Jarrett

Date

11/10/22

Signature

Amy Taylor

Date

11/10/22

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.

Civil Rights Certification
(Qualified PHAs)

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

Civil Rights Certification
Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year 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 fiscal year beginning 4/1/2022 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (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. 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.

Housing Authority of Henderson

KY012

PHA Name

PHA Number/HA Code

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

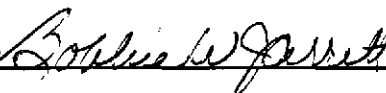
Name of Executive Director:

Bobbie W. Jarrett

Name of Board Chairperson:

Amy Taylor

Signature



Date

1/10/22

Signature



Date

1/10/22

The United States Department of Housing and Urban Development is authorized to collect 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. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 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.

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

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

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

I, Amy Taylor, the Board of Commissioner's Chairperson

Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years _____ and/or Annual PHA Plan for fiscal year 2022-2023 of the Housing Authority of Henderson is consistent with the

PHA Name

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 §§ 903.7(o)(3) and 903.15.

Local Jurisdiction Name

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

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

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

Name of Executive Director:

Bobbie W. Jarrett

Signature

Bobbie W. Jarrett

11/01/22
Date

Name Board Chairperson:

Amy Taylor

Signature

Amy Taylor

Date

11/01/22

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

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

**RESOLUTION APPROVING HOUSING AUTHORITY OF HENDERSON
2022 ANNUAL AGENCY PLAN FOR
PUBLIC AND ASSISTED HOUSING AND
AUTHORIZING SUBMISSION TO THE U.S. DEPARTMENT OF HUD**

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

Whereas, the Housing Authority of Henderson’s PHA Plan has been prepared with input from the Authority’s public and assisted housing residents. The Plan has been advertised and made available for public inspection with a 45-day comment period. The Resident Advisory Board consultation was held on November 18, 2021, and the members approved the proposed Annual 2022 Agency Plan and Five-Year Capital Fund Action Plan. The Plan has been the subject of a public hearing held January 10, 2022, at which public comment was invited: and

Whereas, the PHA Plan is consistent with the Consolidated Plan of the City of Henderson;

Whereas, the Housing Authority of Henderson’s Board of Commissioners have reviewed the Annual Plan and Five-Year Capital Fund Action Plan;

Now, therefore, be it resolved that:

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

Commissioner Mayor Steve Austin made a motion approve the Housing Authority of Henderson PHA Annual Plan and Five-Year Capital Fund Action Plan as presented. Commissioner Nibby Priest made the second to the motion.

Commissioner Amy Taylor	<u>aye</u>	Commissioner James Hickerson	<u>absent</u>
Commissioner Nibby Priest	<u>aye</u>	Commissioner Rosa Woods	<u>aye</u>
Commissioner Stephanie Chrisman	<u>absent</u>	Mayor Steve Austin	<u>aye</u>

The motion carried.

This Resolution adopted this 10th day of January, 2022.

Amy Taylor
Chairperson/Vice-Chairperson

Mia Belcher
Recording Secretary

2022 Annual Plan

Statement of Capital Improvements 2022-2026 Capital
Fund Summary Table and Five-Year Capital Fund Action
Plan

ky012g01

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name: Housing Authority of Henderson		Locality (City/County & State)				
PHA Number: KY012		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2022	Work Statement for Year 2 2023	Work Statement for Year 3 2024	Work Statement for Year 4 2025	Work Statement for Year 5 2026
	AUTHORITY-WIDE	\$432,312.00	\$457,802.00	\$407,830.00	\$422,309.00	\$352,312.00
	SCATTERED SITES (4 SITES) (KY012000001)	\$474,418.00	\$339,562.00	\$131,750.00	\$312,921.00	\$333,100.00
	SCATTERED SITES (4 SITES) (KY012000002)	\$146,550.00	\$255,916.00	\$513,700.00	\$318,050.00	\$367,868.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)

Work Statement for Year 1		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NA/WASD)			\$432,312.00
ID0112	Operations(Operations (1406))	Operations		\$210,656.00
ID0113	Administration(Administration (1410)-Other)	Administers activities for CFP		\$105,328.00
ID0114	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 employees certification for pest control, lead based paint, electrical, plumbing. Drug free workplace, and FHCO training. Technology upgrades for computer software and server, ongoing installation of security cameras and security LED lighting		\$105,328.00
ID0115	Relocation(Contract Administration (1480)-Relocation)	Relocation		\$1,000.00
ID0116	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Other Fees and Costs		\$10,000.00
	SCATTERED SITES (4 SITES) (KY012000001)			\$474,418.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0117	PTAC Units Replacement-AMP 1 (Dwelling Unit-Interior (1480)-Mechanical)	Replace PTAC units-AMP 1 15 units Lawndale 5 units Dixon 5 units Madison 5 units		\$9,750.00
ID0120	Furnace - Prototype-AMP 1 (Dwelling Unit-Interior (1480)-Mechanical)	Install Prototype Furnace - 1 unit AMP 1 Dixon		\$2,383.00
ID0121	Barrel Roof Air Conditioner Units-Replace-AMP 1 (Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	Replace Administration building air conditioner units-AMP 1 - 2 units		\$20,000.00
ID0122	Windows/Security Screen Replacement-AMP 1 (Dwelling Unit-Exterior (1480)-Windows)	Replace Windows and Security Screens at Madison Court -14 units		\$84,000.00
ID0137	Sewer Cleanouts-AMP 1 - Install (Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Install Sewer Cleanouts Lawndale 68,000 Dixon 32,000		\$100,000.00
ID0138	Barrel Roof Replacement(Non-Dwelling Exterior (1480)-Roofs)	Replace Barrel Roof 1 section		\$56,638.00
ID0139	Window Replacement - Dixon (Dwelling Unit-Exterior (1480)-Windows)	Replace Windows Dixon Apartments 66 units		\$137,531.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		1	2022		
Identifier	Development Number/Name		General Description of Major Work Categories	Quantity	Estimated Cost
ID00149	Windows-Lawndale-Replace(Dwelling Unit-Exterior (1480)-Windows)		Replace Windows at Lawndale Apts. 14 units		\$38,626.00
ID00180	Barret Entrance/Key Fobs(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Other)		Change Entrance Doors /Locks		\$25,490.00
	SCATTERED SITES (4 SITES) (KY012000002)				\$146,550.00
ID00123	PTAC units Replacement-AMP 2(Dwelling Unit-Interior (1480)-Electrical)		Replace PTAC units AMP 2- 47 units 840 North Adams- 25 units Fagan Square - 5 units 8th Street- 12 units Dixon and Ingram- 5 units		\$30,550.00
ID00124	Windows/Security Screens Replacement - AMP 2(Dwelling Unit-Exterior (1480)-Windows)		Replace Windows and Security Screens at 8th Street - 14 units		\$84,000.00
ID00125	Sewer Line Replacement- AMP 2(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)		Replace Sewer Drains- 840 North Adams- 3 units		\$9,000.00
ID00126	Closet Doors Replacement-AMP 2(Dwelling Unit-Interior (1480)-Interior Doors)		Replace Closet Doors at 840 North Adams - 3 units		\$3,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0127	Baseboard Heater Replacement-AMP 2(Dwelling Unit-Interior (1480)-Mechanical)	Replace Baseboard Heaters at 840 N. Adams - 20 units		\$5,000.00
ID0128	Replace Showers/Bath Remodel-AMP 2(Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace Showers/Bath Remodel at 840 N Adams 10 units		\$15,000.00
	Subtotal of Estimated Cost			\$1,053,280.00

Capital Fund Program - Five-Year Action Plan

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

Work Statement for Year 2 2023

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (4 SITES) (KY012000001)			\$339,562.00
ID0140	Window Replacement - Lawndale(Dwelling Unit-Exterior (1480)-Windows)	Replace Windows at Lawndale Apartments 120 units		\$339,562.00
	SCATTERED SITES (4 SITES) (KY012000002)			\$255,916.00
ID0141	Metal Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Replace metal roof at 840 North Adams Complex		\$245,916.00
ID0142	Street Resurface(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Resurface Street at 840 N. Adams complex		\$10,000.00
	AUTHORITY-WIDE (NAWASD)			\$457,802.00
ID0143	Operations(Operations (1406))	Operations		\$210,656.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		2	2023		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0144	Administration(Administration (1410)-Other)	Administration CFP			\$105,328.00
ID0145	Management Improvement(Management Improvement (1408)-Empowerment Activities, Management Improvement (1408)-Equal Opportunity, 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 certifications for pest control, Lead Based Paint, Electrical, Plumbing, Drug Free Workplace, FHEI. Technology upgrades for computer software and server, Ongoing updates to Security cameras and lighting.			\$105,328.00
ID0146	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs			\$10,000.00
ID0147	Relocation(Contract Administration (1480)-Relocation)	Relocation			\$1,000.00
ID0182	Purchase vacant abandoned foreclosed property(Non-Dwelling Construction-New Construction (1480)-Other)	purchase property			\$25,490.00
	Subtotal of Estimated Cost				\$1,053,280.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year 3		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			
ID0150	Operations(Operations (1406))	Operations		\$407,830.00
ID0151	Administration(Administration (1410)-Other)	Administers Capital Funds and all contracts		\$105,328.00
ID0152	Management Improvement(Management Improvement (1408)-Equal Opportunity, Management Improvement (1408)-Other, Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvements)	ongoing staff training to sustain employee certificates for pest control, Lead Based Paint, Electrical, Plumbing, Drug Free Workplace, and PHEO		\$70,846.00
ID0153	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Architect and Engineer Costs associated with Capital Fund Program		\$10,000.00
ID0154	Relocation(Contract Administration (1480)-Relocation)	Relocation		\$1,000.00
ID0155	Landscape(Non-Dwelling Site Work (1480)-Landscape)	Tree Removal associated with Electrical Distribution		\$5,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		3	2024		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0156	Sidewalk replacement(Dwelling Unit-Site Work (1480)-Pedestrian paving)	Replace Sidewalks as needed			\$5,000.00
	SCATTERED SITES (4 SITES) (KY012000001)				\$131,750.00
ID0157	Tile Floors-Replacement -AMP 1(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Tile Floors- Lawndale-5 units Dixon-5 units Madison-2 units			\$12,000.00
ID0158	PTAC Units Replacement-AMP 1(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical)	Replace PTAC units-AMP 1 15 units Lawndale 5 units Dixon 5 units Madison 5 units			\$9,750.00
ID0159	Washer/Sewer Line Drain Replacement-AMP 1(Dwelling Unit-Site Work (1480)-Sewer Lines -Mains)	Replace Sewer Drains Lawndale 12000 Dixon 12000 Madison 18000			\$42,000.00
ID0161	Vent Pipe Replacement-AMP 1(Dwelling Unit-Exterior (1480)-Other)	Replace Vent Pipes in AMP 1 Lawndale 12 units - 12000.00 Dixon 8 units - 8000.00 Madison 4 units 4000.00			\$24,000.00
ID0162	Tuckpointing - AMP 1(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Tuckpointing Brick in AMP 1 Lawndale- 2 buildings- 10000 Dixon-1 building-5000 Madison-1 Building-5000			\$20,000.00

Capital Fund Program - Five-Year Action Plan

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

Work Statement for Year 3 2024

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0163	Electrical Breaker Box Replacement-AMP 1(Dwelling Unit-Interior (1480)-Electrical)	Replace Electrical Breaker Boxes at AMP 1 Lawndale - 18 units-14400.00 Dixon - 9 units - 7200.00 Madison - 3 units - 2400.00		\$24,000.00
	SCATTERED SITES (4 SITES)(KY012000002)			\$513,700.00
ID0165	Electrical Panel Update -AMP 2(Dwelling Unit-Interior (1480)-Electrical)	Electrical Panel Update 840 North Adams - 10 units		\$8,000.00
ID0166	600 AMP Electrical Upgrade - AMP 2(Dwelling Unit-Interior (1480)-Electrical)	600 AMP Electrical Upgrade 840 N. Adams 1 building 70000.00		\$70,000.00
ID0167	Bathroom Vanity Replacement - AMP 2(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Bathroom Vanity Replacement 840 North Adams-100 units 15,000.00		\$15,000.00
ID0168	PTAC Replacement - AMP 2(Dwelling Unit-Interior (1480)-Mechanical)	PTAC Replacement 840 N Adams - 5 units 3250.00 Fagan Square - 5 units - 3250.00 8th St. - 5 unit - 3250.00 Dixon & Ingram and N Adams- 5 units 3250.00		\$13,000.00
ID0169	Tile Floor Replacement - AMP 2(Dwelling Unit-Interior (1480)-Flooring (non routine))	Tile Floor Replacement - AMP 2 840 N. Adams 10 units 5000.00 Fagan Square 7 units 4900.00 8th St. Ct. 5 units 6000.00 Dixon & Ingram 2 units 1400.00 North Adams 2 units 1400.00		\$18,700.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0170	840 N Adams Asphalt - AMP 2(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	840 N. Adams Asphalt Resurfacing-AMP 2		\$10,000.00
ID0171	Sewer Line Replacement - AM 2(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Sewer Line Replacement - AMP 2 840 N. Adams 5 units - 20000.00 Fagan Square 6 units - 18000.00 Dixon & Ingram 1 unit - 3000.00 8th Street - 8 units - 36000.00		\$77,000.00
ID0172	Stairwell Prototype - 840 N Adams(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Stairwell Prototype 1 set		\$50,000.00
ID0173	ADA Bathroom Upgrade - AMP 2(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	ADA Bathroom Upgrade Fagan Square 2 units 10000.00 Dixon & Ingram 1 unit 5000.00		\$15,000.00
ID0174	Tuckpointing - AMP 2(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Tuckpointing AMP 2 8th St. - 1 building 5000.00 Fagan Square - 1 building 5000.00		\$10,000.00
ID0175	Electrical Breaker Box Replacement - AMP 2(Dwelling Unit-Interior (1480)-Electrical)	Electrical Breaker Box Replacement - AMP 2 8th St 11 units 8800.00 N Adams 2 units 1600.00 Dixon & Ingram 2 units 1600.00 Fagan Square 5 units 4000.00		\$16,000.00
ID0176	Vent Pipe Replacement - AMP 2(Dwelling Unit-Exterior (1480)-Other)	Vent Pipe Replacement - AMP 2 8th St. - 4 units 4000.00		\$4,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0178	Entrance and Storm Door Replacement - AMP 2(Dwelling Unit-Exterior (1480)-Exterior Doors)	Entrance and Storm Door Replacement - AMP 2 Fagan Square - 47 units 141000.00 Dixon and Ingram - 10 unit 30000.00 North Adams - 10 units - 30,000.00		\$207,000.00
	Subtotal of Estimated Cost			\$1,053,280.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		4	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (4 SITES) (KY012000001)			\$312,921.00
ID0183	Barrel Roof - Replace(Non-Dwelling Exterior (1480)-Roofs)	Replace roof on Administration Building		\$100,000.00
ID0184	Maintenance Shop - Construct(Non-Dwelling Construction-New Construction (1480)-Shop)	Construct a new maintenance shop		\$100,000.00
ID0185	Water Line Replacement-Madison (Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Madison 22 units Replace Water Line		\$68,921.00
ID0186	Vent Pipe Replacement - Madison(Dwelling Unit-Exterior (1480)-Other)	Replace Vent Pipes at Madison - 20 units		\$20,000.00
ID0187	Central Air Conditioning(Dwelling Unit-Interior (1480)-Mechanical)	Madison 4 units		\$24,000.00
	SCATTERED SITES (4 SITES) (KY012000002)			\$318,050.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (S)

Work Statement for Year 4 2025

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

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		4	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0195	Entrance Door Hardware/ Locks -AMP 2-Replace(Dwelling Unit-Interior (1480)-Other)	Replace Entrance Door Hardware/Locks- AMP 2 Fagan 47 units Dixon and Ingram - 10 units N. Adams - 10 units		\$10,050.00
	AUTHORITY-WIDE (NAWASD)			\$422,309.00
ID0196	Operations(Operations (1406))	Operations		\$130,653.00
ID0197	Administration/Administration (1410)-Other,Administration (1410)-Sundry)	Administration of Capital Fund Program and Contracts		\$105,328.00
ID0198	Management Improvement(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Ongoing Staff Training to sustain employee certification in pest control, LBP. Electrical, Plumbing, and FHEO. Ongoing installation of Security Camera/Lighting and LED lighting.		\$105,328.00
ID0199	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs associated with architect/engineer and contract administration		\$10,000.00
ID0200	Relocation(Contract Administration (1480)-Relocation)	Relocation		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		4	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0201	Landscape and Tree Removal - Elec Dist(Non-Dwelling Site Work (1480)-Landscape)	Landscape and Tree removal associated with Electrical Distribution System		\$10,000.00
ID0202	Sidewalk Replacement(Dwelling Unit-Site Work (1480)-Pedestrian paving)	Replace Sidewalks		\$5,000.00
ID0203	Fencing-Replace(Dwelling Unit-Site Work (1480)-Fencing)	Fencing-Replace		\$5,000.00
ID0204	Electrical Pole Replacement(Dwelling Unit-Site Work (1480)-Electric Distribution)	Electrical Pole Replacement		\$50,000.00
	Subtotal of Estimated Cost			\$1,053,280.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		5	2026		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)				\$352,312.00
ID0205	Management Improvement(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Staff Training, Security improvements, System Improvements HA wide			\$105,328.00
ID0206	Administration/Administration (1410)-Other,Administration (1410)-Sundry)	HA Wide -other, sundry			\$105,328.00
ID0207	Operations(Operations (1406))	Operations HA Wide			\$130,656.00
ID0208	Fees and Costs (Contract Administration (1480)-Other Fees and Costs)	Fees HA Wide \$10,000.00 Contract administration			\$10,000.00
ID0209	Relocation(Contract Administration (1480)-Relocation)	Relocation HA Wide \$1,000.00			\$1,000.00
	SCATTERED SITES (4 SITES) (KY012000001)				\$333,100.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2026	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0210	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
ID0211	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
ID0212	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
ID0213	Central Air Conditioner Installation AMP 1(Dwelling Unit-Interior (1480)-Mechanical)	Central Air Conditioner Installation AMP 1 Madison 16 units		\$112,000.00
ID0214	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
ID0215	Central Air Conditioner-Heater Installation AMP 1(Dwelling Unit-Interior (1480)-Mechanical)	Central Air Conditioner/Heater Installation AMP 1 Lawndale 12 units \$69,000 Dixon 4 units \$23,000		\$92,000.00
ID0223	Vacancy Unit Turnaround AMP 1(Dwelling Unit-Interior (1480)-Other)	Turnaround due to vacancy percentage AMP 1 60,000.00		\$60,000.00

Capital Fund Program - Five-Year Action Plan

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

Work Statement for Year 5 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0216	SCATTERED SITES (4 SITES) (KY012000002) 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		\$367,868.00
ID0217	Sewer Lines Replacement AMP 2(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Sewer Line Replacement AMP 2 840 N. Adams -20 units \$40,000.00 Fagan - 2 units - \$4,000.00 8th St. - 6 units - \$12,000.00 D&I - 1 units - \$2,000.00 N. Adams - 1 units - \$2,000.00 Central Air Conditioner Installation AMP 2 8th St. 26 units \$182,000.00		\$60,000.00
ID0218	Central Air Condition Installation - AMP 2(Dwelling Unit-Interior (1480)-Mechanical)			\$182,000.00
ID0219	PTAC Replacement AMP 2(Dwelling Unit-Interior (1480)-Mechanical)	PTAC Replacement AMP 2 840 N Adams - 20 units- \$16,000.00 Fagan -20 units - \$16,000.00 8th St - 4 units - \$3,200.00 D&I - 2 units - \$1,600.00 N. Adams - 2 units - \$1,600.00		\$38,400.00
ID0220	840 N. Adams Shower Replacement AMP 2(Dwelling Unit-Interior (1480)-Tubs and Showers)	840 N. Adams Shower Replacement AMP 2 14 units \$28,000.00		\$28,000.00
ID0221	840 Bathroom Vanities Replacement- AMP 2(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	840 Bathroom Vanities Replacement - AMP 2 14 units \$7,000.00		\$7,000.00

Capital Fund Program - Five-Year Action Plan

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

Work Statement for Year 5 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0222	Tile Floor Replacement AMP 2 (Dwelling Unit-Interior (1480)-Flooring (non routine))	Tile Floor Replacement AMP 2 840 N. Adams - 5 units - \$5,000 Fagan - 5 units - \$5,000 8th St. - 5 units - \$5,168 D&I - 2 units - \$1,400 N Adams - 2 units - \$1,400		\$17,968.00
TD0225	Vacancy Unit Turnaround AMP 2 (Dwelling Unit-Interior (1480)-Other)	Vacancy Unit Turnaround due to percentage vacant AMP 2		\$20,000.00
	Subtotal of Estimated Cost			\$1,053,280.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2022	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
Housing Authority Wide		
Operations(Operations (1406))		\$210,656.00
Administration(Administration (1410)-Other)		\$105,328.00
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)		\$105,328.00
Relocation(Contract Administration (1480)-Relocation)		\$1,000.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)		\$10,000.00
Subtotal of Estimated Cost		\$432,312.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2023	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
Housing Authority Wide		
Operations(Operations (1406))		\$210,656.00
Administration(Administration (1410)-Other)		\$105,328.00
Management Improvement(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)		\$105,328.00
Fees and Costs(Contract Administration (1480)-Other: Fees and Costs)		\$10,000.00
Relocation(Contract Administration (1480)-Relocation)		\$1,000.00
Purchase vacant abandoned foreclosed property(Non-Dwelling Construction-New Construction (1480)-Other)		\$25,490.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2023	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
		\$457,802.00
Subtotal of Estimated Cost		

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2024	
Development Number/Name		Estimated Cost
General Description of Major Work Categories		
Housing Authority Wide		
Operations(Operations (1406))		\$210,656.00
Administration(Administration (1410)-Other)		\$105,328.00
Management Improvement(Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)		\$70,846.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)		\$10,000.00
Relocation(Contract Administration (1480)-Relocation)		\$1,000.00
Landscape(Non-Dwelling Site Work (1480)-Landscape)		\$5,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (S)		
Work Statement for Year	Development Number/Name General Description of Major Work Categories	Estimated Cost
3	2024	
	Sidewalk replacement(Dwelling Unit-Site Work (1480)-Pedestrian paving)	\$5,000.00
	Subtotal of Estimated Cost	\$407,830.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	Development Number/Name General Description of Major Work Categories	Estimated Cost
4	2025 Housing Authority Wide	
	Operations(Operations (1406))	\$130,653.00
	Administration(Administration (1410)-Other,Administration (1410)-Sundry)	\$105,328.00
	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)	\$105,328.00
	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

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (\$)		
Work Statement for Year	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		\$422,309.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (\$)		
Work Statement for Year	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)	\$105,328.00
	Administration(Administration (1410)-Other,Administration (1410)-Sundry)	\$105,328.00
	Operations(Operations (1406))	\$130,656.00
	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	\$352,312.00

2022 Annual Plan

Publication of Public Hearing

ky012h01

legal@thegleaner.com

**Please advertise in the Henderson Gleaner on November 24, 2021.
We need tear sheets and affidavit of publishing.
Thanks!**

LEGAL NOTICE

The Housing Authority of Henderson has developed its 2022 Annual Agency Plan and 2022-2026 Five-Year Capital Fund Tables in compliance with the Quality Housing and Work Responsibility Act of 1998. It is available for review beginning November 24, 2021, at the Housing Authority's office located at 111 S. Adams Street, Henderson, KY 42420, from 8:00 a.m. to 4:45 p.m. Monday through Friday. In addition, a public hearing will be held on January 10, 2022, 10:00 a.m., at 111 South Adams Street. The Public is invited.

Sincerely,

Bobbie W. Jarrett
Executive Director

The Gleaner

PART OF THE USA TODAY NETWORK

Affidavit of Publication

PROOF OF PUBLICATION
OF LEGAL ADVERTISEMENT

Account Number:
1321097

STATE OF WISCONSIN
BROWN COUNTY

RE: HOUSING AUTHORITY OF HENDERSON
HOUSING AUTHORITY OF HENDERSON
AD: 0004998564
PO:
Publication Cost: \$34.92
of Affidavits 1
This is not an invoice

HOUSING AUTHORITY OF HENDERSON
111 S ADAMS ST SHARON/ACCTS PA

HENDERSON, KY 42420

I, being sworn, am an employee of the Evansville Courier Press, publisher of **THE GLEANER**, a newspaper published and having general circulation in the city of Henderson, Kentucky, in said county and state and that the legal advertisement, of which the attached is a true copy, was printed in its issues dated:

EC-Gleaner November 24, 2021 - Wednesday

Doree Jacobs _____
Signed Date 11/25/21

Nancy Heyrman _____ Notary Public

Notary is Resident of Brown County, State of Wisconsin

My Commission expires: 5.15.23

NANCY HEYRMAN
Notary Public
State of Wisconsin

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Sincerely,
Bobbie W. Jarrett
Executive Director

2022 Annual Plan

Statement of No Significant Amendment

ky012i01

Attachment ky012i02

Statement of No Significant Amendment or Substantial Deviation

B.1

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

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

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