
HOUSING AUTHORITY OF HENDERSON

2021 AGENCY PLAN



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

KY012

Housing Authority of Henderson

PHA Annual Agency Plan

2021

- ky012v01** Template -HUD 50075-ST-HCV-HP
- ky012a01** Statement of Housing Needs and Strategy for addressing Housing Needs
- ky012b01** De-Concentration Policy
- ky012c01** Financial Resources
- ky012d01** Goals and Objectives/Progress Reports
- ky012e01** Comments of Resident Advisory Board and Public Hearing
- ky012f01** 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
- ky012g01** Statement of Capital Improvements 2021-2025 Capital Fund Summary Table and
Five-Year Capital Fund Action Plan
- ky012h01** Publication of Public Hearing

2021 Annual Plan

HUD 50075-HP
Annual PHA Plan Template

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
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. 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.																															
A.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>04/01/2021</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)																															
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="height: 20px;"></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="height: 20px;"></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>						Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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				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 Annual Agency 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.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> De-concentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its De-concentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p> <ul style="list-style-type: none"> • Statement of Housing Needs and Strategy for Addressing Housing Needs • Financial Resources
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>See Attached Progress Report Documentation in Annual Agency Plan.</p> <p>The mission of the Housing Authority of Henderson is to meet our community's housing needs by providing affordable quality housing.</p> <p>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.</p>

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 documentat6ion in Annual Agency 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 Agency 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>
C.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 Annual Agency 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 2020-2024 approved by HUD on 3/9/2020 and subsequent revisions, last one being 9/18/2020.</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 2021 Annual Plan and the 2021-2025 Five Year Capital Fund Action Plan.</p>

Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section.

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

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

B. Annual Plan.

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

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(1\)](#)) and 24 CFR §903.12(b). Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#)) and 24 CFR §903.12(b).

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions. Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 CFR §903.7\(b\)](#))

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

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

Homeownership Programs. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. ([24 CFR §903.7\(k\)](#)) and 24 CFR §903.12(b).

Safety and Crime Prevention (VAWA). A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. ([24 CFR §903.7\(m\)\(5\)](#))

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

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

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

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

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

Hope VI. 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. ([Notice PIH 2010-30](#))

Mixed Finance Modernization or Development. 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. ([Notice PIH 2010-30](#))

Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. ([24 CFR §903.7\(h\)](#))

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. ([24 CFR §903.7\(j\)](#))

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers. ([24 CFR §983.57\(b\)\(1\)](#)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

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

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

B.4 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

C. Other Document and/or Certification Requirements

C.1 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 SM-HP.

C.2 Civil Rights Certification. Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#))

C.3 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

C.4 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#))

D. Statement of Capital Improvements.

PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. ([24 CFR 903.7 \(g\)](#))

D.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form 50075.2 approved by HUD on XX/XX/XXXX.”

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

Public reporting burden for this information collection is estimated to average 16.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

2021 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	113		84
Extremely low income <=30% AMI	104	92	
Very low income (>30% but <=50% AMI)	8	7	
Low income (>50% but <80% AMI)	1	1	
Families with children	31	27	
Elderly Families	14	12	
Near Elderly Families	29	25	
Families with Disabilities	11	9	
Race/ethnicity/white	77	68	
Race/ethnicity/black	34	30	
Race/ethnicity/American Indian	1	1	
Race/ethnicity/multi-racial	1	1	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	82	73	
2 BR	23	20	
3 BR	7	6	
4 BR	0	0	
5 BR	1	1	
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

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

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

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	818	49	24
Extremely low income <=30% AMI	754	92	
Very low income (>30% but <=50% AMI)	56	7	
Low income (>50% but <80% AMI)	8	1	
Families with children	288	35	
Elderly families	49	6	
Families with Disabilities	65	8	
Race/ethnicity/White	521	64	
Race/ethnicity/Black	281	34	
Race/ethnicity/Hispanic	16	2	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

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

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

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

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

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

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

Strategy for Addressing Housing Needs

The 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.

2021 Annual Plan

De-Concentration Policy

Ky012b01

Attachment ky012b01
B.1

ADMISSIONS POLICY FOR DECONCENTRATION

INTRODUCTION: In an ongoing effort for the Housing Authority to meet or exceed the laws and regulations regarding its public housing programs, the following

De-concentration Policy has been developed in order 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 2020 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	\$15,250	\$25,400	\$40,600
2	\$17,400	\$29,000	\$46,400
3	\$21,720	\$32,650	\$52,200
4	\$26,200	\$36,250	\$58,000
5	\$30,680	\$39,150	\$62,650
6	\$35,160	\$42,050	\$67,300
7	\$39,640	\$44,950	\$71,950
8	\$44,120	\$47,850	\$76,600

*** 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 11/10/2020, the Authority had 416 of its 430 public housing units filled as follows:

% of median	# families	%
30	296	71
50	73	18
80	47	11

Project (Units)	<30% of Median		<50% of Median		<80% of Median		Total Units and Vacancies	
	#	%	#	%	#	%	# Units	#Vac
KY12000001 (225)	148	69	181	85	214	100.0	225	11
KY12000002 (205)	148	73	188	93	202	100.0	205	3

On 09/30/2020, the Authority had one hundred thirteen (113) families on its waiting list. Of the total, 104 (92%) had incomes under 30% of the median, 8 (7%) 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 71% (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 Sixty-Nine (169). The number of working families has decreased by fifty-one (51) for the 2021 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 Welding 101 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 forty-eight (148) students have completed the Certified Nursing Assistant Program since its inception in 2009. The CNA Program currently has ten (10) students enrolled for the 2021 spring session. Through the CNA program, approximately one hundred forty-eight (148) low-income citizens of Henderson are now employed at an average wage of \$14.50 per hour.

One hundred seventeen (117) students have completed the Welding Program since its inception in 2014. The Welding Program currently has ten (10) students enrolled in the 2020 fall session. One hundred seventeen (117) low income citizens of Henderson received a welding certificate and are employed at an average wage of \$16.25 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	1 adult	1 adult 1 child	1 adult 2 children	1 adult 3 children	2 adults 1 working 0 children	2 adults 1 working 1 child	2 adults 1 working 2 children	2 adults 1 working 3 children	2 adults Both working 0 children	2 adults Both working 1 child	2 adults Both working 2 children	2 adults Both working 3 children
Living Wage	\$11.17	\$23.37	\$29.20	\$36.69	\$18.12	\$22.34	\$24.83	\$27.80	\$9.06	\$13.01	\$15.90	\$19.04
Poverty Wage	\$6.00	\$8.13	\$10.25	\$12.38	\$ 8.13	\$10.25	\$12.38	\$14.50	\$4.06	\$ 5.13	\$ 6.19	\$ 7.25
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 5.30 percent and 7.9 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.	

2021 Annual Plan

Financial Resources

Ky012c01

Attachment ky012c01
B.1

STATEMENT OF FINANCIAL RESOURCES

Financial Resources: Planned Sources and Uses							
9/30/2019	Project 1 Planned \$	Project 2 Planned \$	NSP Planned \$	HA Wide Planned \$	S8 Planned \$	Total Planned \$	Planned Uses
Sources							
1. Federal Grants (FY 2019 grants)							
a) Public Housing Operating Fund	602,454	422,829				1,025,283	Operations
b) Public Housing Capital Fund 2020				1,017,101		1,017,101	Capital Project
c) HOPE VI Revitalization							
d) HOPE VI Demolition							
e) Annual Contributions for Section 8 Tenant-Based Assistance					2,874,114	2,874,114	Operations
f) Resident Opportunity and Self- Sufficiency Grants							
g) Community Development Block Grant – Neighborhood Stabilization Program				0		0	Development
h) HOME							
Other Federal Grants (list below) HUD Safety and Security Grant KY36E012501-18 all obligated				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-\$854,582				996,837		996,837	Capital Project
3. Public Housing Dwelling Rental Income	913,000	748,180				1,661,180	Operations
4. Other income (list below)							
a) Excess Utilities	56,510	21,330				77,840	Operations
b) Other	207,520	178,920				386,440	Operations
c) Interest	2,360	2,050				4,410	Operations
d) COCC Property Rental				16,440		16,440	Operations
e) NSP Property Rental			140,350			140,350	Operations
5. Non-federal sources (list below)							
a) United Way-After School	11,375					11,375	Operations
b) United Way Grant-CNA				62,350		62,350	Operations
c) United Way Grant-Welding				7,630		7,630	Operations
Total resources	1,793,219	1,373,309	140,350	2,100,358	2,874,114	8,281,350	

2021 Annual Plan

Goals and Objectives/Progress Reports

Ky012d01

**Attachment ky012d01
B.2 and B.5**

GOALS and OBJECTIVES

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Reduce public housing vacancies: **Maintain to less than two (2) %**
 - Leverage private or other public funds to create additional housing opportunities: **Apply for Section 202 grant funds or low-income tax credits, Choice Neighborhood Grant, Project Base Housing Choice Vouchers, and other private housing grants.**
 - Acquire or build units or developments **Build affordable multi-family and single units for rental and homeownership and acquire additional dwelling property for development. By 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 2020:

- Vacancy rate for the Public Housing Program is at 3.26% this year due in part to the implementation of the flat rent rule 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 (3) vacant lots that are contiguous to Housing Authority Properties. Lots will be used for future development.
- PHA purchased with COCC funds, one (1) storage facility to be used for future development.
- PHA purchase with COCC funds, one (1) vacant lot contiguous to storage facility to be used for future development.

- PHA purchased with COCC funds, one (1) 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 (1) vacant blighted property. The house was razed, and the lot now serves as additional parking for residents
- 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 six (6) foreclosed properties and one blighted property under Eligible Use B. All units rehabilitated using green building standards. All units are tenant occupied.
 - Constructed three (3) 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.
 - Eight (8) new Section 8 landlords were added to the program.
 - PHA held and sent employees to several trainings. Topics included uniform physical conditions standards (UPCS), Housing Quality Standards (HQS), homeownership counseling, budget, fair housing, sexual harassment, plumbing, HVAC, pest control, Lead Base Paint RRP 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 2019 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 (2) 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 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 \$30,868.00 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 \$255,793 combined with approximately \$265,740 in CDBG rollover funds are committed to undertake two housing reconstruction, relocation, neighborhood development with continued infrastructure improvements.
- \$30,957 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 EnVision 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 EnVision 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,

- Direct Deposit of Landlord HAP Payments. 100% participation.
- Eight (8) 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 (2) single family dwellings used for low income housing.
- PHA purchased with COCC funds, one (1) 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 (3) abandoned vacant lots that are contiguous to Housing Authority Properties. Lots will be used for future development.

- 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 1,248 people during the 2020VITA tax season, with a total of \$1,634,675 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 5.3% and 7.9% 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.**

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). 2020 VITA tax season, volunteers completed 1,248 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 (169 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 Sixty-Nine (169). The number of working families has decreased by fifty-one (51) for the 2021 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 forty-eight (148) students have completed the Certified Nursing Assistant (CNA) Program since its inception in 2009. The CNA Program currently has 10 students enrolled in the 2021 spring session. Through the CNA program, approximately 148 low-income citizens of Henderson are now employed at an average wage of \$14.50 per hour.

One hundred seventeen (117) 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 \$16.25 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 2020 National Low-Income Housing Coalition “Out of Reach” Report (pages 102-108) the current living wage for Henderson, Kentucky is \$15.25.

- 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 families utilizing the services.

- 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 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 twelve (12) Homeownership closings to date. Five Public Housing residents have utilized the Habitat program for homeownership (Voucher #177, #213, #356, #562, #592) and seven (7) have utilized the private mortgage companies, Kentucky Housing Corporation, and local banks). Voucher # 562 is over income and no longer receiving assistance from the Section Eight HCV Program. A disabled Public Housing resident was added to the Homeownership Program effective 12/1/2020.
- Staff renewed their HUD certified credit counselor certification July, 2020 and has provided Credit/Foreclosure and Pre-purchase to four (4) clients.
- Landlord Access Program available on PHA website

- ☒ 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.

2021 Annual Plan

Comments of
Resident Advisory Board and Public Hearing

ky012e01

**COMMENTS OF RESIDENT ADVISORY BOARD
2021 PUBLIC HOUSING AGENCY PLAN**

Date: **November 19, 2020 at 10:00 a.m.**
 Location: Boswell Conference Room—111 South Adams Street
 Present: Board: Deborah Mullen, Orlantha Turner, June Wilson, Rosa Woods
 Staff: Bobbie Jarrett, Executive Director; Tina Belcher, Administrative Assistant

Ms. Jarrett reviewed with the Board the revised sections of the Public Housing Agency Plans, namely PHA Plans Template; FFY 2021, and Capital Fund Program Annual/Five-Year Action Plan 2021-2025.

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

Item	Comment from Board Member	HA Response
Template Annual 2021 Plan	Resident Advisory Board Members from AMP 1 and AMP 2 asked about Income Requirements to participate in the Homeownership program.	Executive Director explained that they may qualify for the Homeownership program and the process involved. She explained that the Housing Authority can assist with credit counseling and steps to get bank assistance.
Misc. Annual 2021 Plan		Executive Director shared items with the Resident Advisory Board: 1) Utilization of Cabell-Platt Medical Center Health First also wants to give a flu clinic . Residents responded favorably and that they would like it to be located at the clinic site. 2) Utilization of VITA Tax Site 3) Facebook Live/Zoom Meeting for Public Hearing. Will send link.
Capital Fund Program Table- 5 Year Action Plan Table 2021-2025	Resident from NSP Housing/Section 8 asked about the LED Lighting in the apartments. She stated that she has not received all lights.	Executive Director responded that she will look into the lighting of the home.
Capital Fund Program Table- 5 Year Action Plan Table 2021-2025	Resident Advisory Board Member from AMP 1 commented that the scheduled work item of new front and back doors will be welcome. Her doors let in a lot of air.	Executive Director stated that the work item is a major priority.

Item	Comment from Board Member	HA Response
Capital Fund Program Table- 5 Year Action Plan Table 2021-2025	Resident Advisory Board Member from NSP/S8 asked how often Paint and Carpeting is replaced. Another Resident said her apartment was on the paint list but has not been completed.	Executive Director responded that painting is noted on inspections and put on a paint list. Carpeting is usually changed out at vacancy. She further stated that due to COVID-19, several of the work items have been delayed.

SIGN IN SHEET – January 6, 2020 at 10:00 a.m.

2021 ANNUAL AGENCY PLAN

PUBLIC HEARING

Name Address Phone / e mail

In Person Board member Rosa Woods 729 MLK #F 577-7501 rjwoods1949 @yahoo.com

In Person Quanthia Y. Lewis 520 1A Church St

From Person Susan Kaula 1127 Macken Ct 770-724-1367 Susan Kaula 67 @gmail.com

Facebook Ben Mosley

Facebook Karen Thurby Braoder

Facebook Rosetta King

Facebook Theres Marie Spaulding

Facebook Jenny Hayden

Facebook Arrac Sillum

Zoom Amy Taylor - Board Member

Zoom Nibby Priest - Board Member

Zoom James Hickerson - Board Member

Zoom/office Bobbie Jarrett

Zoom/office Tina Belcher

**COMMENTS OF PUBLIC HEARING FOR
PUBLIC HOUSING AGENCY PLAN 2021**

Date: **January 6, 2021 @ 10:00 a.m.**
 Location: **Zoom, Facebook Live and In-Person** at 111 South Adams Street, Henderson, KY
 Present: **Resident Advisory Board Members:** Susan Loveless, Orlantha Turner
Board of Commissioners: Amy Taylor, Nibby Priest, Stephanie Chrisman, James Hickerson,
 Rosa Woods
Staff: Bobbie Jarrett, Executive Director; Tina Belcher, Administrative Assistant
Facebook Guests: Ben Mosley, Karen Thurby Browder, Rosetta King, Theresa Marie
 Spaulding, Jenny Hayden, Arrac Sillum

Ms. Jarrett reviewed with the Board the revised sections of the Public Housing Agency Plans, namely PHA Plans Template; FFY 2021 Capital Fund Program Annual Statement; and Capital Fund Program Five-Year Action Plan and Project Based Accounting (AMPs). The actual 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.

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 Board of Commissioner or Resident Advisory Board Members.	

After discussion, a Resolution to approve the Housing Authority of Henderson Agency Annual Plan FFY 2021 as presented was made by Commissioner James Hickerson. Commissioner Rosa Woods made a second to the motion, the motion carried with all present voting affirmatively as listed on the roll call below.

Commissioner Roll Call:
Amy Taylor yes
Nibby Priest yes
James Hickerson yes
Rosa Woods yes

2021 Annual Plan

Certification-PHA Policy and Programs

HUD 50077-ST-HCV-HP

Civil Rights HUD 50077-CR

Certification by State/Local Official of PHA Plans

Consistency with Consolidated Plan HUD 50077-SL

Resolution Approving 2021 Annual Agency Plan and
Authorizing Submission

ky012f01

**Certifications of Compliance with
PHA Plans 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 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or ^X Annual PHA Plan for the PHA fiscal year beginning 4/1/21, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA 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 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.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - 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;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. 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.
10. 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.
11. 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.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. 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.
14. 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.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. 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.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. 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.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).


Housing Authority of Henderson
 PHA Name

KY012
 PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 20 21

 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 Authorized Official	Title
Amy Taylor	Board of Commissioner Chairperson
Signature	Date
	1/6/21

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 02/29/2016

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the 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, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.


Housing Authority of Henderson

PHA Name

KY012

PHA Number/HA Code

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

Name of Authorized Official Amy Taylor	Title Board of Commissioner Chairperson
Signature 	Date 1/6/21

**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 2/29/2016

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

I, William L. (Buzzy) Newman, Jr., the City Manager, City of Henderson, KY
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Housing Authority of Henderson, KY
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

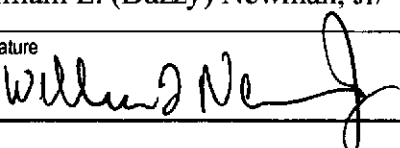
City of Henderson, KY
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

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

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

Name of Authorized Official	Title
William L. (Buzzy) Newman, Jr/	City Manager, City of Henderson, KY
Signature	Date
	11/30/20

**RESOLUTION APPROVING HOUSING AUTHORITY OF HENDERSON
2021 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 19, 2020 and the members approved the proposed Annual 2021 Agency Plan and Five-Year Capital Fund Action Plan. The Plan has been the subject of a public hearing held January 6, 2021 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 James Hickerson made a motion approve the Housing Authority of Henderson PHA Annual Plan and Five-Year Capital Fund Action Plan as presented. Commissioner Rosa Woods made the second to the motion.

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

The motion carried.

This Resolution adopted this 6th day of January, 2021.

Amy Taylor
Chairperson/Vice-Chairperson

Jina Belcher
Recording Secretary