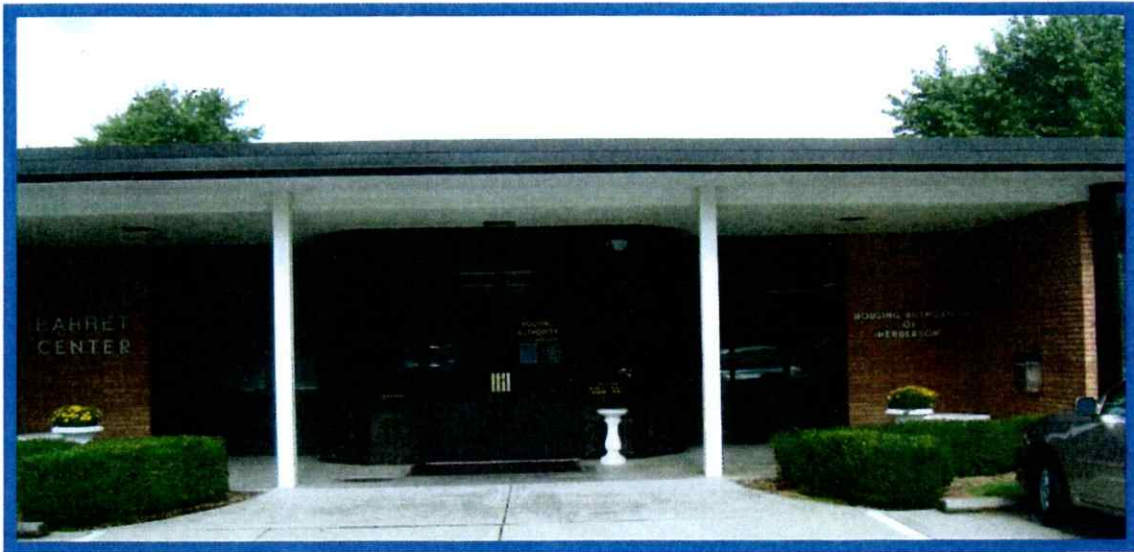

HOUSING AUTHORITY OF HENDERSON

2023 AGENCY PLAN

Draft.



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

KY012**Housing Authority of Henderson****PHA Annual Agency Plan 2023**

ky012v01	Template -HUD 50075-ST
ky012a01	Statement of Housing Needs and Strategy for addressing Housing Needs
ky012b01	De-Concentration Policy
ky012c01	Financial Resources
ky012d01	Goals and Objectives/Progress Reports
ky012e01	Comments of Resident Advisory Board and Public Hearing Minutes
ky012f01	Certification of PHA Policy and Programs HUD 50077-ST-HCV-HP Certification by State/Local Official of PHA Plans Consistency with Consolidated Plan HUD 50077-SL Resolution HAH Approving 2023 Annual Agency Plan and Authorizing Submission
ky012g01	Statement of Capital Improvements 2023-2027 Capital Fund Summary Table and Five-Year Capital Fund Action Plan
ky012h01	Publication of Public Hearing
ky012i01	Statement of Significant Amendment or Substantial Deviation

2023 Annual Plan

Template – HUD 50075-ST

ky012v01

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

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

Definitions.

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

A. PHA Information.					
A.1 PHA Name: <u>Housing Authority of Henderson</u> PHA Code: <u>KY012</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/01/2023</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 Units/Vouchers <u>1168</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission Availability of Information. PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. The Housing Authority of Henderson's Agency Plan is available at: 1. The Housing Authority of Henderson; 2. The City of Henderson; 3. The Housing Authority of Henderson's website: www.hahenderson.org <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.	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <ul style="list-style-type: none"> • Statement of Housing Needs and Strategy for Addressing Housing Needs • Financial Resources <p>(c) The PHA must submit its De-concentration Policy for Field Office review.</p> <ul style="list-style-type: none"> • Submitted
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. See Attached Progress Report Documentation in Annual Agency Plan.</p>
B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. See form 50075.2 2022-2026 approved by HUD on 1/11/2022</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 2023 Annual Plan and the 2023-2027 Five Year Capital Fund Action Plan.</p>

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

D.	Affirmatively Furthering Fair Housing (AFFH).						
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="159 487 1420 940"> <tr> <td data-bbox="159 487 1420 529">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="159 529 1420 940"> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Not applicable at this time</p> </td> </tr> </table> <table border="1" data-bbox="159 961 1420 1375"> <tr> <td data-bbox="159 961 1420 1003">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="159 1003 1420 1375"> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Not applicable at this time</p> </td> </tr> </table> <table border="1" data-bbox="159 1396 1420 1852"> <tr> <td data-bbox="159 1396 1420 1438">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="159 1438 1420 1852"> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Not applicable at this time</p> </td> </tr> </table>	Fair Housing Goal:	<p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Not applicable at this time</p>	Fair Housing Goal:	<p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Not applicable at this time</p>	Fair Housing Goal:	<p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Not applicable at this time</p>
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Fair Housing Goal:							
<p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Not applicable at this time</p>							

Instructions for Preparation of Form HUD-50075-ST

Annual PHA Plan for Standard and Troubled PHAs

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☐ **Community Service and Self Sufficiency Programs.** Describe how the PHA will comply with the requirements of (24 CFR §903.7(l)). Provide a description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 2) Any policies or programs of the PHA for

the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS. (24 CFR §903.7(l))

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☐ **Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: **(1)** There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; **(2)** The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the

unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7. \(24 CFR 960.503\)](#) (24 CFR 903.7(b))

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

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

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

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

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

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

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

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

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

C. Other Document and/or Certification Requirements.

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

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

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

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

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

D. Affirmatively Furthering Fair Housing (AFFH).

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

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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

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

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

2023 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	258		93
Extremely low income <=30% AMI	217	84	
Very low income (>30% but <=50% AMI)	33	13	
Low income (>50% but <80% AMI)	8	3	
Families with children	69	28	
Elderly Families	22	6	
Near Elderly Families	48	17	
Families with Disabilities	16	6	
Race/ethnicity/white	202	758	
Race/ethnicity/black	54	21	
Race/ethnicity/American Indian	2	1	
Race/ethnicity/multi-racial	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	180	70	
2 BR	45	17	
3 BR	28	10	
4 BR	4	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

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	813	32	34
Extremely low income <=30% AMI	778	95	
Very low income (>30% but <=50% AMI)	32	4	
Low income (>50% but <80% AMI)	3	1	
Families with children	112	14	
Elderly families	24	3	
Families with Disabilities	9	1	
Race/ethnicity/White	538	66	
Race/ethnicity/Black	272	33	
Race/ethnicity/Hispanic	3	1	
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 Consolidated Plan/2022 Action Plan and 2017 Analysis of Impediments to Fair Housing and Fair Housing Choice*
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- ☐ Other sources: (list and indicate year of information)

Strategy for Addressing Housing Needs

The 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.

2023 Annual Plan

De-Concentration Policy

ky012b01

Attachment ky012b01

B.1

ADMISSIONS POLICY FOR DECONCENTRATION

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

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

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

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

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 2022 Income Limits and Fair Market Rent Data show the thirty, fifty and eighty percent of the Median Income per number in a household are as follows:

# Person	30% of Median	50% Very Low Income	80% Low Income
1	\$17,600	\$29,300	\$46,900
2	\$20,100	\$33,500	\$53,600
3	\$23,030	\$37,700	\$60,300
4	\$27,750	\$41,850	\$66,950
5	\$32,470	\$45,200	\$72,350
6	\$37,190	\$48,550	\$77,700
7	\$41,910	\$51,900	\$83,050
8	\$46,630	\$55,250	\$88,400

*** 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 11/14/2022, the Authority had 393 of its 430 public housing units filled as follows:

% of median	# Families	%
30	284	72
50	79	20
80	21	5
Over 80 less than 120	11	3

Project (Units)	<30% of Median		<50% of Median		80≤ 120% of Median		Total Units and Vacancies	
	#	%	#	%	#	%	# Units	#Vac
KY12000001 (225)	144	71	176	87	202	100.0	225	23
KY12000002 (205)	140	73	187	97	193	100.0	205	12

On 11/13/2022, the Authority had two hundred fifty-eight families (258) on its waiting list. Of the total, 217 (84%) had incomes under 30% of the median, 33 (13%) had incomes above 30% but below 50% of the median, and 8 (3%) had incomes above 50% but less than 80% of the median income.

KY12000001 and KY12000002 have 71% and 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 Forty-two (142). The number of working families has decreased by twenty-nine (29) for the 2023 Agency Plan period. This is due in part to the effects of the Covid-19 Pandemic resulting in job loss, increased vacancies, and unemployment.

The 2022 Action Plan shows the City of Henderson has 6,060 renter families that earn incomes that qualify them for Public Housing Assistance. Of these, 3,960 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 seventy (170) students have completed the Certified Nursing Assistant Program since its inception in 2009. The CNA Program currently has four students enrolled for the 2022 fall session. Through the CNA program, approximately 170 low-income citizens of Henderson are now employed at an average wage of \$16.52 per hour.

One hundred forty-one (141) students have completed the Welding Program since its inception in 2014. The Welding Program currently has fifteen students enrolled in the 2022 fall session. One hundred forty-one low-income citizens of Henderson received a welding certificate and are employed at an average wage of \$18.16 per hour.

Living Wage Calculation for Henderson County, Kentucky

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

Hourly Wages	One adult	One adult One child	One adult Two children	One adult Three children	Two adults One working Zero children	Two adults One working One child	Two adults One working Two children	Two adults One working Three children	Two adults Both working Zero children	Two adults Both working One child	Two adults Both working Two children	Two adults Both working Three children
Living Wage	\$15.62	\$30.31	\$38.02	\$49.98	\$24.33	\$29.35	\$34.77	\$37.74	\$12.16	\$16.87	\$21.79	\$25.47
Poverty Wage	\$ 6.19	\$ 8.38	\$10.56	\$12.74	\$ 8.38	\$10.56	\$12.74	\$14.92	\$ 4.19	\$ 5.28	\$ 6.37	\$ 7.46
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 3.50 percent and 3.50 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.	

2023 Annual Plan

Financial Resources

ky012c01

**Attachment ky012c01
B.1**

STATEMENT OF FINANCIAL RESOURCES

Financial Resources: Planned Sources and Uses							
Balances as of 9/30/2022	Project 1 Planned \$	Project 2 Planned \$	NSP Planned \$	HA Wide Planned \$	S8 Planned \$	Total Planned \$	Planned Uses
Sources							
1. Federal Grants (FY 2023 grants)							
a) Public Housing Operating Fund	618,064	425,849				1,043,913	Operations
b) Public Housing Capital Fund 2023				1,289,521		1,289,521	Capital Project
c) HOPE VI Revitalization							
d) HOPE VI Demolition							
e) Annual Contributions for Section 8 Tenant-Based Assistance					2,633,548	2,633,548	Operations
f) Resident Opportunity and Self- Sufficiency Grants							
g) Community Development Block Grant – Neighborhood Stabilization Program				0		0	Development
h) HOME							
Other Federal Grants (list below)				0		0	Capital Project
2. Prior Year Federal Grants (un- obligated funds only) (list below)				0		0	Capital Project
CFP-KY36P012501-19-\$432,061				2,689,455		2,689,455	Capital Project
CFP-KY36P012501-20-\$460,372							
CFP-KY36P012501-21-\$507,501							
CFP-KY36P012501-22-\$1,289,521							
3. Public Housing Dwelling Rental Income	769,962	718,923				1,486,885	Operations
4. Other income (list below)							
a) Excess Utilities	64,062	20,698				84,760	Operations
b) Other	71,730	95,855				167,585	Operations
c) Interest	3,540	1,60				4,800	Operations
d) COCC Property Rental				16,440		16,440	Operations
e) NSP Property Rental			140,784			140,784	Operations
5. Non-federal sources (list below)							
a) United Way-After School	10,000					10,000	Operations
b) United Way Grant-CNA				49,040		49,040	Operations
c) United Way Grant-Welding				28,125		28,125	Operations
Total resources	1,535,358	1,262,585	140,784	4,072,581	2,633,548	9,644,856	

2023 Annual Plan

Goals and Objectives/Progress Reports

ky012d01

Attachment ky012d01
B.3

GOALS and OBJECTIVES

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

- ☒ PHA Goal: Expand the supply of assisted housing
Objectives:
- ☒ Reduce public housing vacancies: **Maintain to less than two (2) %**
 - ☒ Leverage private or other public funds to create additional housing opportunities: **Apply for Section 202 grant funds or low-income tax credits, Choice Neighborhood Grant, Project Base Housing Choice Vouchers, and other private housing grants.**
 - ☒ Acquire or build units or developments **Build affordable multi-family and single units for rental and homeownership and acquire additional dwelling property for development. By 2023, 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 8% this year. Vacancy rate up due in part to the implementation of the evictions for non-payment of rent, flat rent rule, Covid-19 Eviction Policy and non-smoking policy.
- Fully utilized all Section Eight HAP Funds.
- Applied for 29 Stability Emergency Housing Vouchers
- Pending Voluntary reallocation of 7 Veterans Affairs Supportive (VASH) Vouchers from the Housing Authority of Paducah.
- Allocated 5 additional Section 8 Vouchers - American Rescue Act-Fair Share Vouchers
- 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.
- PHA purchased with COCC funds one vacant lot contiguous to Housing Authority Properties. Lots will be used for future development.
- Purchased with COCC funds, one vacant blighted property. The house was razed, and will be used for future development.
- 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 visitability. 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 NSPIRE Demonstration Physical Inspection of the properties held the week of October 11 – 14, 2022.
- The Housing Authority of Henderson received an overall score of 89% in 2022 on the Public Housing Assessment (PHAS) Score Report. The report indicators consist of physical, financial, management and capital fund. HUD has adopted a new inspection model, National Standards for Physical Inspection of Real Estate (NSPIRE). 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 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 based 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 sixteen (16) Homeownership closings to date. Eight (8) Public Housing residents have utilized the Habitat program for homeownership and eight (8) have utilized the private mortgage companies, Kentucky Housing Corporation, and local banks).
- Staff renewed their HUD certified credit counselor certification July 2020.
- Installed new housing software. SACS Software is a leading provider of computer software for housing agencies. SACS offer products and services that uniquely address the needs of the Public Housing, Housing Choice Voucher, Low Income Housing Tax Credit, Multifamily, and Rural Development programs.
- Landlord Access Program available on PHA website.
- Tenant Access Program available on PHA website.
- Direct Deposit of Landlord HAP Payments. 100% participation.
- Ten new Landlords added to the program

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

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

Progress Report:

- The Housing Authority of Henderson has used a comprehensive security and preventive-based approach.
- 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.
- Barret Center Administration Building lobby renovation including ADA upgrades.
- Barret Center and Maintenance Building Camera upgrade and Security Door Replacement.
- Partnered with HMP&L to implement the LED Incentive Program. This program offers reimbursement for LED light bulbs and fixtures. The Housing Authority received a reimbursement of \$115,995 for the replacement of light and light fixtures for properties and administrative buildings.
- Program specific activities to be undertaken by the City of Henderson includes \$28,925.00 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 \$252,835.00 combined with approximately \$757,290.00 in CDBG rollover funds are committed to undertake housing reconstruction and minor exterior rehabilitation, relocation, neighborhood development with continued infrastructure improvements.

- \$40,000.00 to provide sidewalks in low-income census tracts for pedestrians promoting healthier lifestyles and providing safe passageway.
- \$9,000 to provide operation funds to local Shelter for Women and Children in census tract 206.01.
- HUD Designated the Housing Authority of Henderson as EnVision Center to serve as a hub to help HUD-assisted households become self-sufficient.

Under the 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, 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). 2022 VITA tax season, volunteers completed over 1,500 returns with a total of \$1,800,000 of income tax refunds received by Henderson County residents.

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

- ☒ PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
 - ☒ Increase the number and percentage of employed persons in assisted families: **Increase by five (5) families per year (142 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 forty-two (142). The number of working families has decreased by twenty-nine (29) for the 2022 Agency Plan period. This is due in part to the effects of the Covid-19 Pandemic resulting in job loss increased vacancies and 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 seventy (170) students have completed the Certified Nursing Assistant (CNA) Program since its inception in 2009. The CNA Program currently has four students enrolled in the 2022 fall session. Through the CNA program, approximately 170 low-income citizens of Henderson are now employed at an average wage of \$16.52 per hour.

One hundred forty-one (141) students have completed the Welding Program since its inception in 2014. One hundred forty-one low-income citizens of Henderson received a welding certificate and are employed at an average wage of \$18.16 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 2022 National Low-Income Housing Coalition "Out of Reach" Report (pages KY 111-117) the current living wage for Henderson, Kentucky is \$16.92.

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 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 \$62,000 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 over 1,500 people during the 2022 VITA tax season, with over \$1,800,000 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.
- Renovated Barret Center Administration office to include ADA upgrades to doors and lobby desks.

2023 Annual Plan

Comments of Resident Advisory Board
and Public Hearing Minutes

ky012e01

**COMMENTS OF RESIDENT ADVISORY BOARD
2023 PUBLIC HOUSING AGENCY PLAN**

Date: **November 22, 2022, at 10:00 a.m.**

Location: Boswell Conference Room—111 South Adams Street

Present: Board: Rosa Woods, Deborah Mullen, Orlantha Turner, June Wilson, Bennie Stone, Carla Poindexter, Marvin Petrie, Cabrina Hughes

Staff: Tina Belcher- Administrative Assistant, Susan Gay-Property Manager, Shannon Kavanaugh, Accounting Assistant/Special Projects

Ms. Belcher reviewed with the Board the revised sections of the Public Housing Agency Plans, namely PHA Plans Template; FFY **2023**, and Capital Fund Program Annual/Five-Year Action Plan 2023-2027.

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

Item	Comment from Board Member	HA Response
Template Annual 2023 Plan Capital Fund Tables- 5 Year Action Plan Table 2023-2027	Resident Advisory Board Members from both AMP 1 and AMP 2 inquired about the building of houses and duplexes on vacant lots.	<p>Response – The HAH has several vacant lots to build on. They will be homes that are accessible and adaptable from existing building plans. These units will most likely be 1-bedroom and 2-bedroom units because of the demand for these units.</p> <p>ED went on to say that some units were being used for parking and the HAH is in negotiations for other lots that are contiguous with HAH property.</p> <p>The HA needs to tear down and build back better some units that are old and cannot be made accessible or adaptable. She further stated that she would like the RAB to get behind this idea.</p> <p>She further stated that new building projects will include amenities such as central air conditioning, self-cleaning ovens, refrigerators with icemakers and laundry rooms to make the properties more attractive to potential residents.</p>

Item	Comment from Board Member	HA Response
Miscellaneous Annual 2023 Plan	RAB Members from AMP 1 and AMP 2 asked question regarding HA employment and the wages paid.	Response – ED stated that the HAH is needing maintenance cleaners and maintenance mechanics. If they are interested or knows someone who is, please contact the office for an employment application. Salaries are based on experience with the HAH salary ranges.
Miscellaneous Annual 2023 Plan	RAB Member AMP 1 asked if the RAB could tour all types of the HAH properties to have informed information when approached with questions from the public.	Response – ED responded affirmatively that she thinks this is a very good idea and will try to arrange the tour in the near future.
Miscellaneous Annual 2023 Plan	RAB Members from both AMP 1 and AMP 2 commented that they enjoy where they live and are appreciative of the fact that if they go over income, they do not have to automatically move.	Response – ED responded affirmatively.
Miscellaneous Annual 2023 Plan	RAB Member from both AMPs commented on the HAH/United Way sponsored programs. They thought they were very good programs and encourage others to participate.	Response – ED appreciated the RAB support of the programs.
Miscellaneous Annual 2023 Plan	RAB Member from AMP 2 asked about the Tenant Access program. They all really liked the idea of being able to utilize all of the features going to be available.	Response – ED responded that in the very near future, residents will be able to request work orders, pay rent with debit/credit card, electronic signing of paperwork online at the HAH website. She said to watch Facebook and the newsletter for news on a start date.
Capital Fund Program Table- 5 Year Action Plan Table 2023-2027	<p>RAB Member from AMP 2 inquired about when Wi-Fi is going to be available at 840 N. Adams complex.</p> <p>RAB response to response. They all thought the tree project improved the property in both looks and accessibility to lighting and above Wi-Fi.</p>	Response – ED responded that the tree project has been completed and access points are better available to install a pole and pull wiring.
Miscellaneous Annual 2023 Plan	AMP 2 resident asked if the halls are going to be available to rent again and if there were going to be Christmas parties for the residents this year. She stated that she really enjoyed the get together. It was very nice the last time.	Response – With COVID and the Flu cases on the rise, she does not think it is safe to be in close contact either for residents or staff. She hopes it can get back to “normal” soon.

Item	Comment from Board Member	HA Response
Capital Fund Program Table- 5 Year Action Plan Table 2023-2027	RAB Member from AMP 2 commented that he loved his new central air conditioning.	Response – ED responded that she appreciated the comment.
	RAB Member from AMP 2 asked when the new washers and dryer were going to be installed at 840 laundries. She stated that there is a long waiting line every day and the attendant closes the laundries at 5:00 p.m.	Response – ED responded that the new appliances should be in next week and that she will speak with the attendant and ask that they close at 6:00 or 7:00 p.m. to give residents more time to complete their laundry. She also said they are welcome to use the Fagan laundry.
Miscellaneous Annual 2023 Plan	RAB members from both AMP 1 and AMP 2 commented on complex playgrounds and the lack of supervision of parents.	Response – ED said that if children are left unattended, especially after dark to call the police.
		ED asked the RAB if they would think about starting another neighborhood watch. They responded affirmatively.

SIGN IN SHEET – November 22, 2022 at 10:00 am.

2023 ANNUAL AGENCY/FIVE YEAR PLAN

RAB MEETING

Name

Lisa Woods

Cabrie Hylke

Jane Wilson

Dylan Crocker

Benni Stos A

Carla Porter

Deborah Mullen

Sharon L. Petric 3.

Shan Karyl

Jina Belcher

Robbie W. Jarrett

2023 Annual Plan

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

ky012f01

2023 Annual Plan

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

ky012g01

Capital Fund Program - Five-Year Action Plan

Status: Draft Approval Date: Approved By:

Part I: Summary						
PHA Name : Housing Authority of Henderson		Locality (City/County & State) <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)				
PHA Number: KY012						
A.	Development Number and Name	Work Statement for Year 1 2023	Work Statement for Year 2 2024	Work Statement for Year 3 2025	Work Statement for Year 4 2026	Work Statement for Year 5 2027
	SCATTERED SITES (4 SITES) (KY012000001)	\$339,562.00	\$131,750.00	\$374,663.00	\$394,845.00	\$658,566.00
	SCATTERED SITES (4 SITES) (KY012000002)	\$397,661.00	\$620,963.00	\$318,050.00	\$367,868.00	\$115,147.00
	AUTHORITY-WIDE	\$552,298.00	\$536,808.00	\$596,808.00	\$526,808.00	\$515,808.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2023	
Identifier	Development Number/Name	General Description of Major Work Categories		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)			\$397,661.00
ID0141	Metal Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Replace metal roof at 840 North Adams Complex		\$387,661.00
ID0142	Street Resurface(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Resurface Street at 840 N. Adams complex		\$10,000.00
	AUTHORITY-WIDE (NAWASD)			\$552,298.00
ID0143	Operations(Operations (1406))	Operations		\$257,904.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2023	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0144	Administration(Administration (1410)-Other)	Administration CFP		\$128,952.00
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.		\$128,952.00
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			\$1,289,521.00

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
	AUTHORITY-WIDE (NAW/ASD)			\$536,808.00
ID0150	Operations/Operations (1406)	Operations		\$257,904.00
ID0151	Administration/Administration (1410)-Other	Administers Capital Funds and all contracts		\$128,952.00
ID0152	Management Improvement/Management Improvement (1408)-Equal Opportunity, Management Improvement (1408)-Other, Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvements	ongoing staff training to sustain employee certificates for pest control, Lead Based Paint, Electrical, Plumbing, Drug Free Workplace, and FHEO		\$128,952.00
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		2	2024	
Identifier	Development Number/Name	General Description of Major Work Categories		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		2	2024	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0163	Electrical Breaker Box Replacement-AMP 1(Dwelling Unit-Interior (1480)-Electrical)	Replace Electrical Breaker Boxes at AMP 1 Lawndale - 18 units-14400.00 Dixon - 9 units - 7200.00 Madison - 3 units - 2400.00		\$24,000.00
	SCATTERED SITES (4 SITES) (KY012000002)			\$620,963.00
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		2	2024	
Identifier	Development Number/Name	General Description of Major Work Categories		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 3 sets		\$157,263.00
ID0173	ADA Bathroom Upgrade - AMP 2(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodore,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	ADA Bathroom Upgrade Fagan Square 2 units 10000.00 Dixon & Ingram 1 unit 5000.00		\$15,000.00
ID0174	Tuckpointing - AMP 2(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Tuckpointing AMP 2 8th St. - 1 building 5000.00 Fagan Square - 1 building 5000.00		\$10,000.00
ID0175	Electrical Breaker Box Replacement - AMP 2(Dwelling Unit-Interior (1480)-Electrical)	Electrical Breaker Box Replacement - AMP 2 8th St 11 units 8800.00 N Adams 2 units 1600.00 Dixon & Ingram 2 units 1600.00 Fagan Square 5 units 4000.00		\$16,000.00
ID0176	Vent Pipe Replacement - AMP 2(Dwelling Unit-Exterior (1480)-Other)	Vent Pipe Replacement - AMP 2 8th St. - 4 units 4000.00		\$4,000.00

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		Estimated Cost
ID0178	Entrance and Storm Door Replacement - AMP 2(Dwelling Unit-Exterior (1480)-Exterior Doors)	Entrance and Storm Door Replacement - AMP 2 Fagan Square - 47 units 143000.00 Dixon and Ingram - 10 unit 32000.00 North Adams - 10 units - 32000.00		\$207,000.00
	Subtotal of Estimated Cost			\$1,289,521.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2025	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	SCATTERED SITES (4 SITES) (KY012000001)			\$374,663.00
ID0183	Barret Roof - Replace(Non-Dwelling Exterior (1480)-Roofs)	Replace roof on Administration Building		\$161,742.00
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		3	2025	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0188	Stairwell at 840 N Adams - Replace(Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape)	Replace 1 Stairwell at 840 N Adams		\$50,000.00
ID0189	Soffit, Fascia, Gutters - Replace -Fagan(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Soffits)	Replace Soffit, Fascia, Gutters at Fagan Square - 4 Buildings		\$52,000.00
ID0190	Bathroom Remodel-Replace Showers AMP 2(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Tubs and Showers)	Bathroom Remodel-Replace Showers at AMP 2 Fagan-6, D&I-3, N. Adams-3		\$60,000.00
ID0191	Sewer, Washer drain replace AMP 2(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Replace Sewer/Washer Drain Fagan- 2- 4000 8th St -1 -2000 D&I- 1 -2000 N. Adams - 1-2000		\$10,000.00
ID0192	Storage Buildings-8th St. -Replace(Dwelling Unit-Site Work (1480)-Other)	Replace Storage Buildings at 8th St. 20 units		\$80,000.00
ID0193	Vent Pipe Replace at 8th St.(Dwelling Unit-Interior (1480)-Other)	Replace Vent Pipes at 8th St 32 units 32000.00		\$32,000.00
ID0194	Central Air Conditioning -8th St. - Install (Dwelling Unit-Interior (1480)-Mechanical)	Install Central Air Conditioning at 8th St. 4 units		\$24,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2025	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0195	Entrance Door Hardware/ Locks -AMP 2-Replace(Dwelling Unit-Interior (1480)-Other)	Replace Entrance Door Hardware/Locks- AMP 2 Fagan 47 units Dixon and Ingram - 10 units N. Adams - 10 units		\$10,050.00
	AUTHORITY-WIDE (NAWASD)			\$596,808.00
ID0196	Operations(Operations (1406))	Operations		\$257,904.00
ID0197	Administration/Administration (1410)-Other,Administration (1410)-Sundry)	Administration of Capital Fund Program and Contracts		\$128,952.00
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.		\$128,952.00
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 (s)				
Work Statement for Year		3	2025	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0201	Landscape and Tree Removal-Elec Dist(Non-Dwelling Site Work (1480)-Landscape)	Landscape and Tree removal associated with Electrical Distribution System		\$10,000.00
ID0202	Sidewalk Replacement(Dwelling Unit-Site Work (1480)-Pedestrian paving)	Replace Sidewalks		\$5,000.00
ID0203	Fencing-Replace(Dwelling Unit-Site Work (1480)-Fencing)	Fencing-Replace		\$5,000.00
ID0204	Electrical Pole Replacement(Dwelling Unit-Site Work (1480)-Electric Distribution)	Electrical Pole Replacement		\$50,000.00
	Subtotal of Estimated Cost			\$1,289,521.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2026	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$526,808.00
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		\$128,952.00
ID0206	Administration(Administration (1410)-Other,Administration (1410)-Sundry)	HA Wide -other, sundry		\$128,952.00
ID0207	Operations(Operations (1406))	Operations HA Wide		\$257,904.00
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)			\$394,845.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2026	
Identifier	Development Number/Name	General Description of Major Work Categories		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 13 units \$69,000 Dixon 13 units \$23,000		\$153,745.00
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		4	2026	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	SCATTERED SITES (4 SITES) (KY012000002)			\$567,868.00
ID0216	Water Heater Replacement AMP 2(Dwelling Unit-Interior (1480)-Appliances)	Water Heater Replacement AMP 2 - 29 units Fagan 20 units \$10,000 N. Adams - 2 units \$1,000 8th St - 5 units \$2,500 D & I - 2 units \$1,000		\$14,500.00
ID0217	Sewer Lines Replacement AMP 2(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Sewer Line Replacement AMP 2 840 N. Adams -20 units \$40,000.00 Fagan - 2 units - \$4,000.00 8th St. - 6 units - \$12,000.00 D&I - 1 units - \$2,000.00 N. Adams - 1 units - \$2,000.00 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		4	2026	
Identifier	Development Number/Name	General Description of Major Work Categories		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
ID0225	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			\$1,289,521.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2027	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$515,808.00
ID0226	Operations(Operations (1406))	Operations		\$257,904.00
ID0227	Administration (Administration (1410)-Other)	Administration - CFP		\$128,952.00
ID0228	Management Improvement(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Security Improvements, Staff Training, System Improvements		\$128,952.00
	SCATTERED SITES (4 SITES) (KY012000001)			\$658,566.00
ID0229	Roofs AMP 1(Dwelling Unit-Exterior (1480)-Roofs)	Roof Replacement Lawndale 5 buildings Dixon 1 building		\$60,000.00
ID0230	Furnace Upgrades AMP 1(Dwelling Unit-Interior (1480)-Mechanical)	Furnace upgrades Lawndale 134 Dixon 66 units Madison 6 units		\$598,566.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2027	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	SCATTERED SITES (4 SITES) (KY012000002)			\$115,147.00
ID0231	Roof Restoration 840 N Adams(Dwelling Unit-Exterior (1480)-Roofs)	840 North Adams Roof Restoration	AMP 2	\$97,713.00
ID0232	Furnace Upgrades AMP 2(Dwelling Unit-Interior (1480)-Mechanical)	Furnace Upgrades AMP 2 8th Street 6 units		\$17,434.00
	Subtotal of Estimated Cost			\$1,289,521.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	1	2023
Development Number/Name General Description of Major Work Categories		
Housing Authority Wide		
Operations(Operations (1406))		\$257,904.00
Administration(Administration (1410)-Other)		\$128,952.00
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)		\$128,952.00
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	1	2023
Development Number/Name General Description of Major Work Categories		Estimated Cost
Subtotal of Estimated Cost		\$552,298.00

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2	2024
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Operations(Operations (1406))		\$257,904.00
Administration(Administration (1410)-Other)		\$128,952.00
Management Improvement(Management Improvement (1408)-Equal Opportunity, Management Improvement (1408)-Other, Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvements)		\$128,952.00
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

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2	2024
Development Number/Name General Description of Major Work Categories		
Sidewalk replacement(Dwelling Unit-Site Work (1480)-Pedestrian paving)		\$5,000.00
Subtotal of Estimated Cost		\$536,808.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	3	2025
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Operations(Operations (1406))		\$257,904.00
Administration(Administration (1410)-Other,Administration (1410)-Sundry)		\$128,952.00
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)		\$128,952.00
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

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	3	2025
Development Number/Name General Description of Major Work Categories		Estimated Cost
Sidewalk Replacement(Dwelling Unit-Site Work (1480)-Pedestrian paving)		\$5,000.00
Fecning-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		\$596,808.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	4	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)		\$128,952.00
Administration(Administration (1410)-Other,Administration (1410)-Sundry)		\$128,952.00
Operations(Operations (1406))		\$257,904.00
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		\$526,808.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	5	2027
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Operations(Operations (1406))		\$257,904.00
Administration (Administration (1410)-Other)		\$128,952.00
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)		\$128,952.00
Subtotal of Estimated Cost		\$515,808.00

2023 Annual Plan

Publication of Public Hearing

ky012h01

PART OF THE USA TODAY NETWORK

The Housing Authority of Henderson has developed its 2023 Annual Agency Plan and 2023-2027 Five-Year Capital Fund Tables in compliance with the Quality Housing and Work Responsibility Act of 1998. It is available for review beginning November 22, 2022, at the Housing Authority's office located at 111 S. Adams Street, Henderson, KY 42420, from 8:00 a.m. to 4:45 p.m. Monday through Friday. In addition, a public hearing will be held at 111 South Adams Street, Boswell Conference Room on January 9, 2023, at 10:00 a.m. The Public is invited.

2023 Annual Plan

Statement of No Significant Amendment

ky012i01

Attachment ky012i01

B.1

Statement of No Significant Amendment or Substantial Deviation

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

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

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