

2021 Annual Plan

Statement of Capital Improvements 2021-2025

Capital Fund Summary Table and Five-Year Capital Fund Action Plan

ky012g01

OPEN CAPITAL FUNDS SUMMARY

5 YEAR CAPITAL FUND TABLES

	Current 2018	9/30/2020 Balance	Current 2019	9/30/2020 Balance	Current 2020	9/30/2020 Balance	2021	2022	2023	2024	2025
1480 (all except Admin, MI, Operations)	631212	173205.08	551399	582433.35	613197	608437.00	620261	610261	610261	666450	711971
Physical Improvements 1460,1465											
Management Improvements	39963	0.00	94366	63331.65	100976	100976.00	101710	101710	101710	45521	101710
PHA Wide Non-Dw St/Equip 50/70/75	57015	0.00	94366	94366.00	100976	100976.00	101710	101710	101710	101710	101710
Admin											
Other											
Operations	182047	0.00	188732	188732.00	201952	201952.00	193420	203420	203420	203420	101710
Development			20000	20000.00							
Total	910237	173205.08	948863	948863.00	1017101	1012341.00	1017101	1017101	1017101	1017101	1017101

	2018	Balance	2019	Balance	2020	Balance	2021	2022	2023	2024	2025
Lawndale											
Tile Floors-replace	3362	0.50					5000			5000	
ADA upgrades	0		2500	208.34							
ptac	3088	0.40	2030	-0.16				3250		3250	
baseboards replace			2000	1097.60							
Storm & entrance Doors front&back	41971	36796.00	17488	17488.00	365313	365313.00	187626	0		12000	
water line, sewer and drain repair			2000	2000.00							
playground equipment	0										
gas valve replacement			1000	350.00							
asphalt replacement lawndale/main shop			5000	5000.00	24960	24960.00				10000	
brick work - tuckpoint-replace							0	38626	317855		
windows- replace							42520				
Siding-replace							16965				
shutters-replace							16348				
gas meters-replace			6512	0.00							
Concrete Stoops 12 units								68000			
Sewer Cleanouts 17 bldgs											
Vent Pipe replace										12000	
breaker box-replace										14400	
subtotal	48421	36796.90	38530	26143.78	390273	390273.00	268459	109876	317855	56650	0

Dixon	2018	Balance	2019	Balance	2020	Balance	2021	2022	2023	2024	2025
tile floors replace	3569	0.50					5000			5000	
ada upgrades											
ptac	3038	0.00	2030	-0.16				3250		3250	
replace gym/foyer/bathrm floor											
baseboards replace			2000	1400.30							
Storm & entrance Doors front&back			251886	251509.00							
Furnace-Prototype								2383			
Barret roof a/c units replace							20000				
Barret roof a/c units replace	15992	0.00						34931			100000
Barret Roof replace							10000				
Barret siding,fascia & soffit & brick-replace							10000				
Barret brick work-tuckpoint							25490	25490			
Barret Entrance Door/ Key Fobs											
Maintenance Shop -Construct											100000
playground equipment	0	0.00									
gas valve replacement			1000	350.00							
asphalt replacement	0	0.00	2000	2000.00							
water line, sewer and drain repair			2000	2000.00						12000	
windows					10000	10000.00		137531		5000	
brick work-tuckpoint replace					24960	24960.00					
siding-replace							18603				
shutters-replace							8580				
gas meters-replace							8052				
sewer cleanouts 8 bldgs								32000			
Vent Pipe Replace										8000	
breaker boxes-replace										7200	
subtotal	22599	0.50	260916	257259.14	34960	34960.00	85725	255585	0	40450	200000

	<u>2018</u>	<u>Balance</u>	<u>2019</u>	<u>Balance</u>	<u>2020</u>	<u>Balance</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Madison											
ptac	3798	0.50	0	0.00				3250		3250	
ada	2790	0.00								2000	
tile floors replace	1182	-0.50	1000	350.00			2000				
gas valves-replace										18000	
sewer/washer drains											68921
water line replacement					38626	38626.00	22500				
gutter,soffit,façia-replace							7250				
furnace vents										4000	20000
vent pipe replacement											
shutters-replace 114 sets							11115				
gas meters-replace							2562	84000			
Windows/Security Screens-replace										5000	
brick work-tuckpoint replace					6000	6000.00				2400	24000
central air cond proptotype											
breaker boxes							45427	87250	0	34650	112921
subtotal	7770	0.00	1000	350.00	44626	44626.00	45427	87250	0	34650	112921
AMP 1	78790	36797.40	300446	283752.92	469859	469859.00	399611	452711	317855	131750	312921
840 N. Adams											
elec panel upgrad			8000	8000.00						8000	
kitchen cabinets			2000	2000.00							
water supply shutoff install	4557	0.00	2986	0.00			32000	16250		3250	
ptac	0	0.00	2000	2000.00							
ada											
windows replace									10000	10000	
street resurface reseal								15000			
bath remodel-replace showers										15000	
bathroom vanities- replace								5000			
baseboard heaters-replace								3000			
closet doors replace											
water heater replacement	0	0.00	2000	2000.00							
600 amp service drop	0		63663	54610.50						70000	
tile floor replace	330	0.09	37000	37000.00			2000			5000	
ventilation/siding 4 bldg											
elevator replacement					51338	51338.00					
upstairs rails system & concrete install 4 bldg					50000	50000.00					
sewer line replacement	0	0.00	15000	10240.00				9000		20000	
Metal Roof-Replace									245916		
Stairwell Prototype- Replace										50000	50000
subtotal	4887	0.09	117649	105610.50	116338	111578.00	34000	48250	255916	181250	50000

	<u>2018</u>	<u>Balance</u>	<u>2019</u>	<u>Balance</u>	<u>2020</u>	<u>Balance</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
D&I											
ada	0	0.00	1000	1000.00						5000	
ptac	4370	0.13	1528	-0.30				3250		1625	
tile floors-replace	308	0.37	500	500.00			1000			1400	
water heater replace			1000	1000.00							
Pole Lights			6000	6000.00			1520				
ceiling fans							7500				
gutters and fasica-replace							15000				15000
bathroom Remodel-replace showers											
Windows replace			10000	9924.67						3000	2000
Sewer Drain											
drain repair										32000	
Entrance and Storm Doors/locks-replace											1500
door hardware										1600	
breaker boxes-replace											
subtotal	4678	0.50	20028	18424.37	0	0	25020	3250	0	44625	18500
N Adams											
ada	0	0.00	1000	1000.00							
ptac	2862	0.40	1778	-0.80						1625	
Tile floors replace	0	0.00	500	500.00			1000			1400	
water heater replace			500	500.00							
sewer line replacement	0	0.00									
drain repair											2000
gas meters-replace							621				
shutters-replace							608				
ceiling fans-install							1520				
Bathroom Remodel-replace showers							15000				15000
Windows Replace			10000	7349.67							
Entrance and Storm Doors/locks-Replace										32000	
door hardware											1500
breaker boxes-replace										1600	
subtotal	2862	0.40	13778	9348.87	0	0	18749	0	0	36625	18500
AMP 2	79592	1.17	227953	203296.78	122338.00	117578.00	209650	146550	255916	513700	318050

Capital Fund Program - Five-Year Action Plan

Status: Draft Approval Date: Approved By:

Part I: Summary						
PHA Name : Housing Authority of Henderson			Locality (City/County & State)			
PHA Number: KY012			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)			
A.	Development Number and Name	Work Statement for Year 1 2021	Work Statement for Year 2 2022	Work Statement for Year 3 2023	Work Statement for Year 4 2024	Work Statement for Year 5 2025
	SCATTERED SITES (4 SITES) (KY012000001)	\$399,611.00	\$452,711.00	\$317,855.00	\$131,750.00	\$312,921.00
	AUTHORITY-WIDE	\$407,840.00	\$417,840.00	\$443,330.00	\$371,651.00	\$386,130.00
	SCATTERED SITES (4 SITES) (KY012000002)	\$209,650.00	\$146,550.00	\$255,916.00	\$513,700.00	\$318,050.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (4 SITES) (K-Y012000001)			\$399,611.00
ID0090	Tile Floor Replacement AMP 1 (Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Tile Floors AMP 1 12 units Lawndale 5 units Dixon 5 units Madison 2 units		\$12,000.00
ID0092	Siding Replacement AMP 1 (Dwelling Unit-Exterior (1480)-Siding)	Replace Siding at AMP 1 Lawndale 16 buildings Dixon 9 buildings		\$61,123.00
ID0093	Shutter Replacement AMP 1 (Dwelling Unit-Exterior (1480)-Other)	Replace Shutters AMP 1 Lawndale 33 buildings Dixon 17 buildings Madison 12 buildings		\$36,660.00
ID0094	Gutter, Soffit, Fascia Replacement Madison (Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Replace Gutters, Soffit, and Fascia at Madison 12 Buildings - finish project		\$22,500.00
ID0095	Gas Meter Replacement AMP 1 (Dwelling Unit-Site Work (1480)-Other)	Replace Gas Meters at AMP 1 Lawndale 134 units Dixon 66 units Madison 21 units		\$26,962.00
ID0096	Furnace Vent Replacement Madison (Dwelling Unit-Interior (1480)-Other)	Replace Furnace Vents at Madison		\$7,250.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0097	Fascia Replacement Barret(Non-Dwelling Exterior (1480)-Soffits)	Replace Fascia Replacement Barret Center		\$10,000.00
ID0098	Tuck Point Barret(Non-Dwelling Exterior (1480)-Tuck Pointing)	Tuck Pointing Brick at Barret		\$10,000.00
ID0134	Entrance and Storm Door Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Entrance and Storm Door Replacement Lawndale Apartments 50 units		\$187,626.00
ID0179	Barret Entrance Doors /Key Fobs(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Other)	Change out Entrances/Locks		\$25,490.00
	AUTHORITY-WIDE (NAWASD)			\$407,840.00
ID0099	Management Improvement(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Ongoing staff training to sustain employees certifications in Pest Control, Lead Based Paint, Electrical, Plumbing and FHLC Ongoing installation of security cameras, security lighting (LED) and fencing.		\$101,710.00
ID0100	Administration(Administration (1410)-Other)	Administers Capital Find Program and all contracts		\$101,710.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year 1 2021					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0101	Operations(Operations (1406))	Operations		\$193,420.00	
ID0102	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs Architect and Engineer Costs associated with Capital Fund Program		\$10,000.00	
ID0103	Relocation(Contract Administration (1480)-Relocation)	Relocation		\$1,000.00	
	SCATTERED SITES (4 SITES) (KY012000002)			\$209,650.00	
ID0104	PTAC Replacement 840 N Adams(Dwelling Unit-Interior (1480)-Mechanical)	Replace PTAC units in 840 N Adams 50 units		\$32,000.00	
ID0105	Tile Floor Replacement AMP 2(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Tile Floors at AMP 2 840 N Adams 2 units Fagan 2 units 8th St 4 units Dixon and Ingram 2 units N Adams 2 units		\$9,500.00	
ID0106	Bathroom Remodel AMP 2(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Remodel Bathrooms AMP 2 Fagan 4 units N Adams 2 units Dixon and Ingram 2 units		\$60,000.00	

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year 1 2021					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0107	Ceiling Fan Installation AMP 2(Dwelling Unit-Interior (1480)-Other)	Install Ceiling Fans AMP 2 110 units Fagan 43 units 8th St 49 units Dixon and Ingram 10 units North Adams 8 units		\$22,325.00	
ID0108	Furnace Vent Replacement 8th St(Dwelling Unit-Interior (1480)-Mechanical)	Replace Furnace Vents 8th St 49 units		\$12,445.00	
ID0109	Shutter Replacement AMP 2(Dwelling Unit-Exterior (1480)-Other)	Replace Shutters AMP 2 27 Buildings Eighth Street 25 Buildings North Adams 2 Buildings		\$20,596.00	
ID0110	Gas Meter Replacement AMP 2(Dwelling Unit-Site Work (1480)-Other)	Replace Meters AMP 2 8th St 32 units North Adams 2 units		\$4,525.00	
ID0111	Gutters and Fascia Replacement D&I(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Soffits)	Replace Gutters and Fascia at Dixon and Ingram 2 buildings		\$7,500.00	
ID0136	Gutter, Soffitt, Fascia Replacement(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Replace Gutter, Soffitt, Fascia at Eighth Street Apartments - 3 buildings		\$30,759.00	
ID0181	Water Sewer Washer Drain/replace-repair(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	8th Street - 2 units		\$10,000.00	

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$1,017,101.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2022	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$417,840.00
ID0112	Operations(Operations (1406))	Operations		\$203,420.00
ID0113	Administration(Administration (1410)-Other)	Administers activities for CFP		\$101,710.00
ID0114	Management Improvement(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	ongoing staff training to sustain employees certification for pest control, lead based paint, electrical, plumbing. Drug free workplace, and FHEO training. Technology upgrades for computer software and server, ongoing installation of security cameras and security LED lighting		\$101,710.00
ID0115	Relocation(Contract Administration (1480)-Relocation)	Relocation		\$1,000.00
ID0116	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Other Fees and Costs		\$10,000.00
	SCATTERED SITES (4 SITES)(K Y012000001)			\$452,711.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2022	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0117	PTAC Units Replacement-AMP I (Dwelling Unit-Interior (1480)-Mechanical)	Replace PTAC units-AMP I 15 units Lawndale 5 units Dixon 5 units Madison 5 units		\$9,750.00
ID0120	Furnace - Prototype-AMP I (Dwelling Unit-Interior (1480)-Mechanical)	Install Prototype Furnace - 1 unit AMP I Dixon		\$2,383.00
ID0121	Barret Roof Air Conditioner Units-Replace-AMP I (Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	Replace Administration building air conditioner units-AMP I - 2 units		\$20,000.00
ID0122	Windows/Security Screen Replacement-AMP I (Dwelling Unit-Exterior (1480)-Windows)	Replace Windows and Security Screens at Madison Court - 14 units		\$84,000.00
ID0137	Sewer Cleanouts-AMP I - Install (Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Install Sewer Cleanouts Lawndale 68,000 Dixon 32,000		\$100,000.00
ID0138	Barret Roof Replacement (Non-Dwelling Exterior (1480)-Roofs)	Replace Barret Roof 1 seton		\$34,931.00
ID0139	Window Replacement - Dixon (Dwelling Unit-Exterior (1480)-Windows)	Replace Windows Dixon Apartments 66 units		\$137,531.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
2	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0127	Baseboard Heater Replacement-AMP 2(Dwelling Unit-Interior (1480)-Mechanical)	Replace Baseboard Heaters at 840 N. Adams - 20 units		\$5,000.00
ID0128	Replace Showers/Bath Remodel-AMP 2(Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace Showers/Bath Remodel at 840 N Adams 10 units		\$15,000.00
	Subtotal of Estimated Cost			\$1,017,101.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2022	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0149	Windows-Lawndale-Replace(Dwelling Unit-Exterior (1480)-Windows)	Replace Windows at Lawndale Apts. 14 units		\$38,626.00
ID0180	Barrel Entrance/Key Jobs/Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Other	Change Entrance Doors /Locks		\$25,490.00
	SCATTERED SITES (4 SITES) (KY012000002)			\$146,550.00
ID0123	PTAC units Replacement-AMP 2(Dwelling Unit-Interior (1480)-Electrical)	Replace PTAC units AMP 2- 47 units 840 North Adams- 25 units Eagan Square - 5 units 8th Street- 12 units Dixon and Ingram- 5 units		\$30,550.00
ID0124	Windows/Security Screens Replacement - AMP 2(Dwelling Unit-Exterior (1480)-Windows)	Replace Windows and Security Screens at 8th Street - 14 units		\$84,000.00
ID0125	Sewer Line Replacement- AMP 2(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Replace Sewer Drains- 840 North Adams- 3 units		\$9,000.00
ID0126	Closest Doors Replacement-AMP 2(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Closet Doors at 840 North Adams - 3 units		\$3,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		3	2023		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	SCATTERED SITES (4 SITES) (KY012000001)				\$317,855.00
ID0140	Window Replacement - Lawndale(Dwelling Unit-Exterior (1480)-Windows)	Replace Windows at Lawndale Apartments 120 units			\$317,855.00
	SCATTERED SITES (4 SITES) (KY012000002)				\$255,916.00
ID0141	Metal Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Replace metal roof at 840 North Adams Complex			\$245,916.00
ID0142	Street Resurface(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Resurface Street at 840 N. Adams complex			\$10,000.00
	AUTHORITY-WIDE (NAWASD)				\$443,330.00
ID0143	Operations(Operations (1406))	Operations			\$203,420.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		3	2023		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0144	Administration(Administration (1410)-Other)	Administration CFP			\$101,710.00
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.			\$101,710.00
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				\$1,017,101.00

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 (NAWASD)			\$371,651.00
ID0150	Operations(Operations (1406))	Operations		\$203,420.00
ID0151	Administration(Administration (1410)-Other)	Administers Capital Funds and all contracts		\$101,710.00
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		\$45,521.00
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		4	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0156	Sidewalk replacement(Dwelling Unit-Site Work (1480)-Pedestrian paving)	Replace Sidewalks as needed		\$5,000.00
	SCATTERED SITES (4 SITES)(KY012000001)			\$131,750.00
ID0157	Tile Floors-Replacement -AMP 1(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Tile Floors- Lawndale-5 units Dixon-5 units Madison-2 units		\$12,000.00
ID0158	PTAC Units Replacement-AMP 1(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical)	Replace PTAC units-AMP 1 15 units Lawndale 5 units Dixon 5 units Madison 5 units		\$9,750.00
ID0159	Washer/Sewer Line Drain Replacement-AMP 1(Dwelling Unit-Site Work (1480)-Sewer Lines -Mains)	Replace Sewer Drains Lawndale 12000 Dixon 12000 Madison 18000		\$42,000.00
ID0161	Vent Pipe Replacement-AMP 1(Dwelling Unit-Exterior (1480)-Other)	Replace Vent Pipes in AMP 1 Lawndale 12 units - 12000.00 Dixon 8 units - 8000.00 Madison 4 units 4000.00		\$24,000.00
ID0162	Tuckpointing - AMP 1(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Tuckpointing Brick in AMP 1 Lawndale- 2 buildings- 10000 Dixon-1 building-5000 Madison-1 Building-5000		\$20,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0163	Electrical Breaker Box Replacement - AMP 1 (Dwelling Unit-Interior (1480)-Electrical)	Replace Electrical Breaker Boxes at AMP 1 Lawndale - 18 units-14400.00 Dixon - 9 units - 7200.00 Madison - 3 units - 2400.00		\$24,000.00
	SCATTERED SITES (4 SITES)(KY012000002)			\$513,700.00
ID0165	Electrical Panel Update -AMP 2(Dwelling Unit-Interior (1480)-Electrical)	Electrical Panel Update 840 North Adams - 10 units		\$8,000.00
ID0166	600 AMP Electrical Upgrade - AMP 2(Dwelling Unit-Interior (1480)-Electrical)	600 AMP Electrical Upgrade 840 N. Adams 1 building 70000.00		\$70,000.00
ID0167	Bathroom Vanity Replacement - AMP 2(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Bathroom Vanity Replacement 840 North Adams-100 units 15,000.00		\$15,000.00
ID0168	PTAC Replacement - AMP 2(Dwelling Unit-Interior (1480)-Mechanical)	PTAC Replacement 840 N. Adams - 5 units 3250.00 Fagan Square - 5 units - 3250.00 8th St. - 5 unit - 3250.00 Dixon & Ingram and N Adams- 5 units 3250.00		\$13,000.00
ID0169	Tile Floor Replacement - AMP 2(Dwelling Unit-Interior (1480)-Flooring (non routine))	Tile Floor Replacement - AMP 2 840 N. Adams 10 units 5000.00 Fagan Square 7 units 4900.00 8th St. Ct. 5 units 6000.00 Dixon & Ingram 2 units 1400.00 North Adams 2 units 1400.00		\$18,700.00

Capital Fund Program - Five-Year Action Plan

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

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		4	2024		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0178	Entrance and Storm Door Replacement - AMP 2(Dwelling Unit-Exterior (1480)-Exterior Doors)	Entrance and Storm Door Replacement - AMP 2 Fagan Square - 47 units 141000.00 Dixon and Ingram - 10 unit 30000.00 North Adams - 10 units - 30,000.00			\$207,000.00
	Subtotal of Estimated Cost				\$1,017,101.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
	SCATTERED SITES (4 SITES) (K Y012000001)			\$312,921.00	
ID0183	Barrel Roof - Replace(Non-Dwelling Exterior (1480)-Roofs)	Replace roof on Administration Building		\$100,000.00	
ID0184	Maintenance Shop - Construct(Non-Dwelling Construction-New Construction (1480)-Shop)	Construct a new maintenance shop		\$100,000.00	
ID0185	Water Line Replacement-Madison (Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Madison 22 units Replace Water Line		\$68,921.00	
ID0186	Vent Pipe Replacement - Madison(Dwelling Unit-Exterior (1480)-Other)	Replace Vent Pipes at Madison - 20 units		\$20,000.00	
ID0187	Central Air Conditioning(Dwelling Unit-Interior (1480)-Mechanical)	Madison 4 units		\$24,000.00	
	SCATTERED SITES (4 SITES) (K Y012000002)			\$318,050.00	

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0188	Stairwell at 840 N Adams - Replace(Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape)	Replace 1 Stairwell at 840 N Adams		\$50,000.00
ID0189	Soffit, Fascia, Gutters - Replace -Fagan(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Soffits)	Replace Soffit, Fascia, Gutters at Fagan Square - 4 Buildings		\$52,000.00
ID0190	Bathroom Remodel-Replace Showers AMP 2(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Tubs and Showers)	Bathroom Remodel-Replace Showers at AMP 2 Fagan-6, D&I-3, N. Adams-3		\$60,000.00
ID0191	Sewer, Washer drain replace AMP 2(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Replace Sewer/Washer Drain Fagan- 2- 4000 8th St-1 -2000 D&I- 1 -2000 N. Adams - 1-2000		\$10,000.00
ID0192	Storage Buildings-8th St. -Replace(Dwelling Unit-Site Work (1480)-Other)	Replace Storage Buildings at 8th St. 20 units		\$80,000.00
ID0193	Vent Pipe Replace at 8th St.(Dwelling Unit-Interior (1480)-Other)	Replace Vent Pipes at 8th St 32 units 32000.00		\$32,000.00
ID0194	Central Air Conditioning -8th St. - Install (Dwelling Unit-Interior (1480)-Mechanical)	Install Central Air Conditioning at 8th St. 4 units		\$24,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0195	Entrance Door Hardware/ Locks -AMP 2-Replace(Dwelling Unit-Interior (1480)-Other)	Replace Entrance Door Hardware/Locks- AMP 2 Fagan 47 units Dixon and Ingran - 10 units N. Adams - 10 units		\$10,050.00
	AUTHORITY-WIDE (NAWASD)			\$386,130.00
ID0196	Operations(Operations (1406))	Operations		\$101,710.00
ID0197	Administration/Administration (1410)-Other, Administration (1410)-Sundry	Administration of Capital Fund Program and Contracts		\$101,710.00
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.		\$101,710.00
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		5	2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0201	Landscape and Tree Removal -Filec 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			\$1,017,101.00	

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	Development Number/Name General Description of Major Work Categories	Estimated Cost
1	2021	
	Housing Authority Wide	
	Management Improvement(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$101,710.00
	Administration(Administration (1410)-Other)	\$101,710.00
	Operations(Operations (1406))	\$193,420.00
	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	\$407,840.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2022	
Development Number/Name		Estimated Cost
General Description of Major Work Categories		
Housing Authority Wide		
Operations(Operations (1406))		\$203,420.00
Administration(Administration (1410)-Other)		\$101,710.00
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)		\$101,710.00
Relocation(Contract Administration (1480)-Relocation)		\$1,000.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)		\$10,000.00
Subtotal of Estimated Cost		\$417,840.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	Development Number/Name General Description of Major Work Categories	Estimated Cost
3	2023	
	Housing Authority Wide	
	Operations(Operations (1406))	\$203,420.00
	Administration(Administration (1410)-Other)	\$101,710.00
	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)	\$101,710.00
	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	Development Number/Name General Description of Major Work Categories	Estimated Cost
3	2023	
Subtotal of Estimated Cost		\$443,330.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	Development Number/Name General Description of Major Work Categories	Estimated Cost
4	2024 Housing Authority Wide	
	Operations(Operations (1406))	\$203,420.00
	Administration(Administration (1410)-Other)	\$101,710.00
	Management Improvement(Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$45,521.00
	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$10,000.00
	Relocation(Contract Administration (1480)-Relocation)	\$1,000.00
	Landscape(Non-Dwelling Site Work (1480)-Landscape)	\$5,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2024	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
	Sidewalk replacement(Dwelling Unit-Site Work (1480)-Pedestrian paving)	\$5,000.00
	Subtotal of Estimated Cost	\$371,651.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (\$)		
Work Statement for Year	2025	
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Operations(Operations (1406))		\$101,710.00
Administration(Administration (1410)-Other,Administration (1410)-Sundry)		\$101,710.00
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)		\$101,710.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)		\$10,000.00
Relocation(Contract Administration (1480)-Relocation)		\$1,000.00
Landscape and Tree Removal -Elec Dist(Non-Dwelling Site Work (1480)-Landscape)		\$10,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2025	
Development Number/Name General Description of Major Work Categories		Estimated Cost
Sidewalk Replacement(Dwelling Unit-Site Work (1480)-Pedestrian paving)		\$5,000.00
Fencing-Replace(Dwelling Unit-Site Work (1480)-Fencing)		\$5,000.00
Electrical Pole Replacement(Dwelling Unit-Site Work (1480)-Electric Distribution)		\$50,000.00
Subtotal of Estimated Cost		\$386,130.00

2021 Annual Plan

Publication of Public Hearing

ky012h01

The Gleaner

PART OF THE USA TODAY NETWORK

Affidavit of Publication

PROOF OF PUBLICATION OF LEGAL ADVERTISEMENT

Account Number:
1321097

**STATE OF WISCONSIN
BROWN COUNTY**

RE: HOUSING AUTHORITY OF HENDERSON
HOUSING AUTHORITY OF HENDERSON
AD: 0004458733

PO:
Publication Cost: \$28.32

of Affidavits 1
This is not an invoice

HOUSING AUTHORITY OF HENDERSON

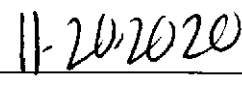
111 S ADAMS ST SHARON/ACCTS PA

HENDERSON, KY 42420

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

EC-Gleaner November 20, 2020 - Friday


Signed


Date



Notary Public

Notary is Resident of **Brown County, State of Wisconsin**

My Commission expires: August 06, 2021

TARA MONDLOCH
Notary Public
State of Wisconsin

LEGAL NOTICE

The Housing Authority of Henderson has developed its 2021 Annual Agency Plan and 2021-2025 Five-Year Capital Fund Tables in compliance with the Quality Housing and Work Responsibility Act of 1998. It is available for review beginning November 20, 2020 at the Housing Authority's office located at 111 S. Adams Street, Henderson, KY 42420, from 8:00 a.m. to 4:45 p.m. Monday through Friday. In addition, a public hearing will be held on January 6, 2021, 10:00 a.m., at 111 South Adams Street. The Public is invited.

Sincerely,
Bobbie W. Jarrett
Executive Director
(The Gleaner, Nov. 20, 2020)
hspaxlp

legal@thegleaner.com

Please advertise in the Henderson Gleaner on November 20, 2020.

We need tear sheets and affidavit of publishing.

Thanks!

LEGAL NOTICE

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Sincerely,

Bobbie W. Jarrett
Executive Director



**To: Housing Authority of Henderson
Resident Advisory Board Members**

From: Bobbie Jarrett, Executive Director

**Please mark your calendar for the following date to review the
2021 Housing Authority Agency Plan.**

Thursday, November 19, 2020 at 10:00 a.m.

The meeting will be located in the Boswell Conference Room.

**Due to COVID-19 precautions, masks are required to be worn and
social distancing will be observed.**

**November
2020**

**INSIDE
THIS EDITION**

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CAT	7
General Info	8

ATTENTION PUBLIC HOUSING RESIDENTS

Everyone in our community is familiar with our local gas department but some may not realize that natural gas utilities receive their gas from natural gas pipeline systems. The purpose for these underground energy portals is to safely transport this vital fuel to heat homes and power businesses and vital service institutions.

The transportation of natural gas through these pipelines is one of the safest methods for transporting energy, although accidents can occur. One of the ways accidents occur is when someone digs in the vicinity of a gas pipe and cuts the line.

The Kentucky One-Call system is an organization to prevent these types of accidents. **Dialing 811** and providing information to the operator will ensure that local utilities, including gas utilities, will mark their lines. Another way accidents occur is when leaks from pipelines, appliances or other gas-related equipment occur. Natural gas is a colorless, odorless fuel that is lighter than air. Because it is odorless, a harmless odorant, usually smelling like rotten eggs, is added to the gas so that the presence of gas may be detected.

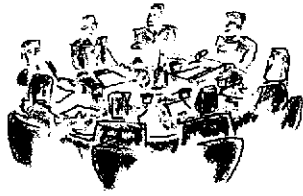
Leaks may be detected by noticing the following:

- Smelling gas (odorant) near a meter or pipeline, sometimes after excavation work
- A hissing or roaring sound caused by escaping gas
- Dead or discolored vegetation in an otherwise green environment
- Blowing dirt, grass, or leaves
- Steady bubbling in a wet, flooded areas or other water environment
- A fire in or near an appliance or gas pipe
- Unusual noise at an appliance

Housing Authority
of Henderson
Board of
Commissioner's
Meeting
November 16, 2020
12 Noon

Cont. from pg. 2

2020 ANNUAL PLAN



The Housing Authority's Board of Commissioners, Staff and Resident Advisory Board will be meeting during the months of October and November to work on the Authority's draft of our Annual Plan. One of the items in the Annual Plan, which impacts Public Housing residents significantly, is the Capital Fund Program.

Some of the Capital Fund highlights from our Fiscal Year 2020 and 2021 Capital Fund Program include:

Lawndale/Dixon - Storm and Entrance Doors – front & back

Madison/Eighth Street – Central Air units, Sewer/Washer Drains, Windows

840 – Bathroom Remodel/Replace Showers, Replace Closet Doors

Fagan/Dixon Ingram – ADA Upgrades, gutters

PHA Wide – Wi-Fi access to all residents



To assist our families with remote and virtual learning, job search and telehealth, the Housing Authority of Henderson has expanded its services to include free Wi-Fi.

Phase One of this project is now complete. Parents will be required to provide information to register each student' school issued device along with completing a Wi-Fi User and Student Agreement with the Housing Authority.

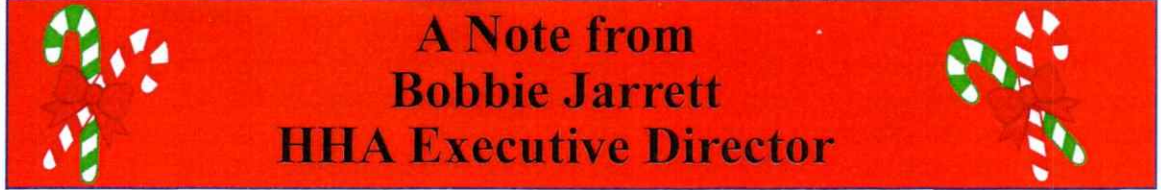
The installation of Phase Two of the project (free Wi-Fi access) begins this month.

Bobbie Garrett

Executive Director

HOUSING AUTHORITY OF HENDERSON

RESIDENT NOTES



December
2020

INSIDE THIS EDITION



PUBLIC NOTICE

The Housing Authority will hold a public hearing to allow citizens to review and comment on the Agency Five Year Plan. This Public hearing will be held VIA VIDEO TELECONFERENCE on January 6, 2020, at 10:00 a.m.

As a result of the state of emergency declared by the President of the United States and the Governor of Kentucky due to the global COVID-19 pandemic, and in accordance with recommended and mandated precautions related to COVID-19 and Kentucky Opinion of the Attorney General 20-05, the following Meeting Notice is issued:

Per KRS 61.826, this meeting is a video teleconference meeting. One or more members of the Planning Commission Board may participate via Skype/Zoom or a similar video teleconferencing system and the meeting will be broadcast to the public. The primary location will be in the Barret Center meeting room. If the video broadcast is interrupted at any time, the meeting will be suspended until the broadcast is restored.

Per KY Attorney General Opinion 20-05, public attendance will not be permitted at this meeting because, due to the highly contagious nature of COVID-19, it is not feasible for the Housing Authority to maintain order and abide by recommended and mandated precautions while providing a central physical location for public viewing.

The reasons why a public viewing is not feasible currently include:

- Gov. Beshear's declared state of emergency outlined in executive order 2020-215.
- Gov. Beshear's March 12, 2020 Memo recommending all state boards and commissions employ video teleconferencing.
- President Trump's proclamation of March 13, 2020 declaring a national state of emergency due to the COVID-19 outbreak.

On March 15, 2020, the Center for Disease Control announced interim guidance suggesting all gatherings of 10 or more people that potentially serve at-risk populations be cancelled.

Gov. Beshear's March 16, 2020 order to close government offices around the state to in-person services

The meeting will be broadcast on the Housing Authority's Facebook page at the

<https://www.facebook.com/Housing Authority of Henderson /live/>

Director Notes	1, 2, 3
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CAT	7
General Info	8

Housing Authority
of Henderson
Board of
Commissioner's
Meeting
December 21, 2020
12 Noon