

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

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# PHA Plans

## 5-Year Plan for Fiscal Years 2005 - 2009

### Annual Plan for Fiscal Year 2005

- Admissions and Continued Occupancy Policy
- Capital Improvements Fund (Comp Plan)
- Certifications
- Fair Housing Documents
- Consolidated Plan Certification
- Approved Operating Budget
- Adopted Procedures and Policies
- PHDEP Performance Report
- Citizen Participation Documentation
- Latest Audit

## Jeffersonville Housing Authority Jeffersonville, Indiana

**ADOPTED: June 15, 2005**

**Submitted to HUD electronically on: July 12, 2005**

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan  
Agency Identification**

**PHA Name: Jeffersonville Housing Authority**

**PHA Number: IN 023**

**PHA Fiscal Year Beginning: (10/2005)**

**Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

- Main administrative office of the Jeffersonville Housing Authority
- PHA development management offices
- PHA local offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the Jeffersonville Housing Authority
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the Jeffersonville Housing Authority
- PHA development management offices
- Other (list below)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 - 2009**  
[24 CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- PHA Goal: Expand the supply of assisted housing  
Objectives:
- Apply for additional rental vouchers:
  - Reduce public housing vacancies: **Goal of 3% vacancies**
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)
- PHA Goal: Improve the quality of assisted housing  
Objectives:
- Improve public housing management: **(PHAS score is 80.0)**
  - Improve voucher management: **(SEMAP score is 96 points or 96%)**
  - Increase customer satisfaction: **Carry out recommendations of Customer Satisfaction Survey that was conducted by HUD.**
  - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

Renovate or modernize public housing units: **Continue ongoing comprehensive program and improve curb appeal in all developments**

Demolish or dispose of obsolete public housing:

Provide replacement public housing:

Provide replacement vouchers:

Other: (list below)

**Revitalize Greenwood Apartments through infrastructure improvements, increased open space, and improved aesthetics and appearance.**

PHA Goal: Increase assisted housing choices

Objectives:

Provide voucher mobility counseling:

Conduct outreach efforts to potential voucher landlords **Continue current strategy and marketing.**

Increase voucher payment standards

Implement voucher homeownership program: **Investigate HUD program.**

Implement public housing or other homeownership programs: **Continue coordination with police department and program of community policing.**

Implement public housing site-based waiting lists:

Convert public housing to vouchers:

Other: (list below)

### **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:

Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:

Implement public housing security improvements: **Continue coordination with police department and program of community policing.**

Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

Other: (list below)

**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: **Employment opportunities strategically posted and placed in newspaper.**
  - Provide or attract supportive services to improve assistance recipients' employability: **Have established an on-site office and will continue partnering with various community agencies and working with State Employment Agency.**
  - Provide or attract supportive services to increase independence for the elderly or families with disabilities. **Continue ongoing programs with aging organizations and Parks Department.**
  - Other: (list below)

**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: **Continue ongoing program.**
  - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: **Continue ongoing programs.**
  - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: **Certifications are in place.**
  - Other: (list below)

**Other PHA Goals and Objectives: (list below)**

**Annual PHA Plan**  
**PHA Fiscal Year 2005**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which brief type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

**The Jeffersonville Housing Authority's Annual Plan is designed to further the Authority's mission of promoting adequate and affordable housing, economic opportunity, and a suitable discrimination-free living environment for the low-income residents of Jeffersonville, Indiana.**

**The Plan's major initiatives include:**

- (a) Revitalization of Greenwood Apartments through infrastructure improvements increased open space, and improved aesthetics and appearance.**
- (b) Partnering with community agencies to provide job training and employment to residents, particularly youth.**
- (c) Improving the safety of residents through a close working relationship with the Jeffersonville Police Department and its community policing.**
- (d) Supporting and partnership with local non-profit organizations in affordable homeownership programs.**
- (e) Improving the appearance of developments through diligent grounds maintenance and upkeep of exterior facilities, strong resident lease requirements, and close communication with the Jeffersonville Street Department.**

**The plan includes discretionary admissions policies that will support and encourage work initiatives.**

**The Plan was developed after consultation with resident representatives and participation by the general public.**

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

#### Required Attachments:

- Admissions Policy for Deconcentration (**Sent via Federal Express to IND HUD Field Office.**)
- FY 2005 Capital Fund Program Annual Statement (**Attachment A, which is located in the Table Library of this PHA Plan**)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

#### Optional Attachments:

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5 Year Action Plan (**Attachment B, which is located in the Table Library of this PHA Plan**)

- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

**The Annual Statement/Performance and Evaluation Report (CFP/CFPRHF) Parts I through III for FY 2002, FY 2003, FY 2003 Set Aside and FY 2004 (Attachments C, D, E and F) are in the Table Library of this PHA Plan**

**The following attachments are located, in the following order, under the heading Attachments following Item 19 of this template:**

- **Description of Pet Policy**
- **Statement of Progress on 5-Year Plan**
- **List of Resident Advisory Board Members**
- **Information on Resident Appointee to the Housing Authority**
- **Jeffersonville Housing Authority Organizational Chart**

**The following attachments were sent via Federal Express to IND HUD Field Office.**

- **Required Certifications.**
- **Certification of Consistency with Consolidated Plan**
- **Copy of current Admissions & Continued Occupancy Policy and of current Administrative Plan for the Section 8 Voucher Program**

**Supporting Documents Available for Review**

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
PHA Office	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
PHA Office	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
PHA Office	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
PHA Office	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
PHA Office	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;



<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
PHA Office	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
PHA Office	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
PHA Office	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
PHA Office	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
PHA Office	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
PHA Office	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
PHA Office	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
PHA Office	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
PHA Office	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
PHA Office	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
PHA Office	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
PHA Office	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
PHA Office	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
PHA Office	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
PHA Office	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

# 1. 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	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	703	5	5	3	2	2	3
Income >30% but <=50% of AMI	502	4	5	3	2	2	3
Income >50% but <80% of AMI	105	3	4	3	2	2	3
Elderly	215	4	4	3	5	2	4
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Caucasian	1,000	3	4	3	2	2	3
African American	267	4	4	3	2	2	3
Hispanic	15	4	4	3	2	3	3
Other Minorities	28	3	4	3	2	2	3

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: **2005**
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset (**2000**)
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)  
**Subsidized Rental Housing Survey, May, 2005**

## B. 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 Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input checked="" 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	354		200
Extremely low income <=30% AMI	304	85.9	
Very low income (>30% but <=50% AMI)	46	13.0	
Low income (>50% but <80% AMI)	4	1.1	
Families with children	209	59.0	
Elderly families	43	12.1	
Families with Disabilities	115	32.5	
Caucasian	227	64.1	
African-American	122	34.5	
Asian	2	0.6	
Hispanic	3	0.8	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	132	37.3	35
2 BR	138	39.0	22
3 BR	67	18.9	21
4 BR	14	4.0	8
5 BR	3	0.8	2
5+ BR	0	0.0	0
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			

### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

#### **Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

#### **Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs **Work with local NAACP Chapter and cooperative agreement with Housing Authorities in the Louisville Metropolitan Area**
- Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2005 grants)</b>		
a) Public Housing Operating Fund	1,012,248	
b) Public Housing Capital Fund	629,766	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	1,654,080	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant	500,000	Revitalization of IN 23-3 (Greenwood Apts)
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	649,560	Public Housing Operation
<b>4. Other income (list below)</b>		
Investment Income	2,000	Public Housing Operations
Tenant Charges in Excess of Rent	32,000	Public Housing Operations
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	4,479,654	



### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) **At the initial pre-application stage when offer is made.**

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) **Previous participation with subsidy programs.**

c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

##### **(2)Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?
2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?
3.  Yes  No: May families be on more than one list simultaneously?  
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
  - PHA main administrative office
  - All PHA development management offices
  - Management offices at developments with site-based waiting lists
  - At the development to which they would like to apply
  - Other (list below)

**(3) Assignment**

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
  - One
  - Two
  - Three or More **Exactly three.**
- b.  Yes  No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

- a. Income targeting:
  - Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:  
In what circumstances will transfers take precedence over new admissions? (list below)
  - Emergencies
  - Overhoused
  - Underhoused
  - Medical justification
  - Administrative reasons determined by the PHA (e.g., to permit modernization work)

- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
  
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

**1** Date and Time

Former Federal preferences:

- 2** Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2** Victims of domestic violence
- 1** Substandard housing
- 1** Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

#### **(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list) **Within ten (10) days of occurrence.**

#### **(6) Deconcentration and Income Mixing**

a.  Yes  No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists  
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.  
**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
  - Criminal and drug-related activity, more extensively than required by law or regulation
  - More general screening than criminal and drug-related activity (list factors below)
  - Other (list below)
- b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
  - Other (describe below)  
**Share information on request.**

### (2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
  - Federal public housing
  - Federal moderate rehabilitation
  - Federal project-based certificate program
  - Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
  - Other (list below)

**(3) Search Time**

- a.  Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

**One or more extensions of time not to exceed 120 calendar days from initial date of issuance.**

**(4) Admissions Preferences**

- a. Income targeting

- Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)  
 Victims of domestic violence  
 Substandard housing  
 Homelessness  
 High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability  
 Veterans and veterans' families  
 Residents who live and/or work in your jurisdiction  
 Those enrolled currently in educational, training, or upward mobility programs  
 Households that contribute to meeting income goals (broad range of incomes)  
 Households that contribute to meeting income requirements (targeting)  
 Those previously enrolled in educational, training, or upward mobility programs  
 Victims of reprisals or hate crimes  
 Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

**1** Date and Time

Former Federal preferences

- 2** Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2** Victims of domestic violence
- 1** Substandard housing
- 1** Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements



**(5) Special Purpose Section 8 Assistance Programs**

**Not applicable, Jeffersonville Housing Authority is not involved in special purpose programs.**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

**4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

**A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

**(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

2.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

**Policies are listed in the ACOP.**

c. Rents set at less than 30% than adjusted income

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

**50% of expense not to exceed \$100.00 per month.**

Other (describe below)

**Child Support paid to someone outside of household.**

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

Yes for all developments

Yes but only for some developments

No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \_\_\_\_\_
- Other (list below)

**Within ten (10) days of change of family composition or change in income.**

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

## **(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

## **B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### **(1) Payment Standards**

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually  
 Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families  
 Rent burdens of assisted families  
 Other (list below)

## **(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0  
 \$1-\$25  
 \$26-\$50

b.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

**Policies are stated in the ACOP.**

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.  
 A brief description of the management structure and organization of the PHA follows:

## B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	369 Units	88
Section 8 Vouchers	382 Families	92
Section 8 Certificates	n/a	
Section 8 Mod Rehab	n/a	
Special Purpose Section 8 Certificates/Vouchers (list individually)	n/a	
Public Housing Drug Elimination Program (PHDEP)	Program has been closed by HUD and all of HA's PHDEP grants have been closed out.	Not Applicable
Other Federal Programs(list individually)	HOPE VI Demolition Program demolished 12 of 86 units in Greenwood Apartments Development, Demolition Completed	Not Applicable

## C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)

**ACOP**  
**Grievance Policy**  
**Lease**  
**One Strike**  
**Parking**  
**Pet**

- (2) Section 8 Management: (list below)

**Administrative Plan**  
**Kentuckiana Assisted Housing Agency Providers Agreement**

## 6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub component 6A.

### A. Public Housing

1.  Yes  No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office  
 PHA development management offices  
 Other (list below)

### B. Section 8 Tenant-Based Assistance

1.  Yes  No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office  
 Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### **A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

#### **(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **Attachment A, located in the Table Library**

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

#### **(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a.  Yes  No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) **Attachment B, located in the Table Library**

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

### **B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.



- Yes  No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)  
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development  
 Revitalization Plan submitted, pending approval  
 Revitalization Plan approved  
 Activities pursuant to an approved Revitalization Plan underway

- Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below:

- Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?  
If yes, list developments or activities below:

- Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes  No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: ( _____ )	
5. Number of units affected:	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Projected end date of activity:	

**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

**10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

**A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1.  Yes  No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

## **11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

### **A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

## B. Section 8 Tenant Based Assistance

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

### 2. Program Description:

#### a. Size of Program

- Yes  No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants  
 26 - 50 participants  
 51 to 100 participants  
 more than 100 participants

#### b. PHA-established eligibility criteria

- Yes  No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

### A. PHA Coordination with the Welfare (TANF) Agency

#### 1. Cooperative agreements:

- Yes  No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 03/15/2001

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas?

(select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes  No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Employment	15	Random Referral	NAACP	Both
Education	15	Random Referral	Community Action of Southern Indiana	Both
Homeownership	5	Specific Criteria	PHA Main Office	Both
Drug Treatment Referral	30	Random Referral	NAACP Branch Office	Public Housing
Drug Prevention & Intervention	150	Random Referral	PHA Main Office Jeff Boys/Girls Club	Public Housing

**(2) Family Self Sufficiency program/s**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- b.  Yes  No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?  
If no, list steps the PHA will take below:  
**NOT APPLICABLE**

**C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies  
 Informing residents of new policy on admission and reexamination



- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

**D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937**

### **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

#### **A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

**IN 23-1 Northtown Terrace**

**IN 23-3 Greenwood Apartments**

**IN 23-4 Fulton Terrace**

**B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

**IN 23-1 Northtown Terrace**

**IN 23-3 Greenwood Apartments**

**IN 23-4 Fulton Terrace**

**C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

**IN 23-1 Northtown Terrace**

**IN 23-3 Greenwood Apartments**

**IN 23-4 Fulton Terrace**

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

**NO LONGER APPLICABLE TO PHAs**

Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

Yes  No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?

Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

**A description of the Pet Policy is attached to this template and was submitted as an Attachment to the HUD Indiana Field Office.**

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations. **(Submitted via U. S. Mail to the Indiana HUD Field Office)**

**16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)

2.  Yes  No: Was the most recent fiscal audit submitted to HUD?

3.  Yes  No: Were there any findings as the result of that audit?

4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_

5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

**17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
- Not applicable
  - Private management
  - Development-based accounting
  - Comprehensive stock assessment
  - Other: (list below)
3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name)
  - Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
  - The PHA changed portions of the PHA Plan in response to comments  
List changes below:
  - Other: (list below)

### **B. Description of Election process for Residents on the PHA Board**

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

**C. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: **State of Indiana Consolidated Plan**

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

**(a) Supporting and partnership with local non-profit organizations in affordable**

**homeownership programs.**

**(b) Partnering with community agencies to provide job training and employment to residents.**

- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
- (a) **Expanding and preserving affordable rental housing opportunities is the highest priority-goal and action item issue.**
  - (b) **Enhancing affordable homeownership opportunities is the second highest priority goal and action item.**
  - (c) **Strengthen the safety net of housing and services for special needs groups is a major priority goal and action item.**
  - (d) **Enhancing local capacity for housing and community development is a major priority goal and action item.**

#### **D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD.

## **Attachments**

Use this section to provide any additional attachments referenced in the Plans.

**The attachments listed below are included, in the following order, following this page:**

- **Jeffersonville Housing Authority Organizational Chart**
- **Section 8 Homeownership Administrative Capacity Statement**
- **Community Service Statement**
- **Description of Pet Policy**
- **Statement of Progress on 5-Year Plan**
- **List of Resident Advisory Board Members**
- **Name, Method of Selection and Term of Resident Appointee to the Housing Authority**

**THE FOLLOWING ATTACHMENTS ARE INCLUDED IN THE TABLE LIBRARY, which follows the above listed attachments:**

**ATTACHMENT A – FY 2005 Capital Fund Program Annual Statement**

**ATTACHMENT B – FY 2005 - 2009 Capital Fund Program 5-Year Action Plan**

**ATTACHMENT C – FY 2002 Annual Statement/Performance Evaluation Report**

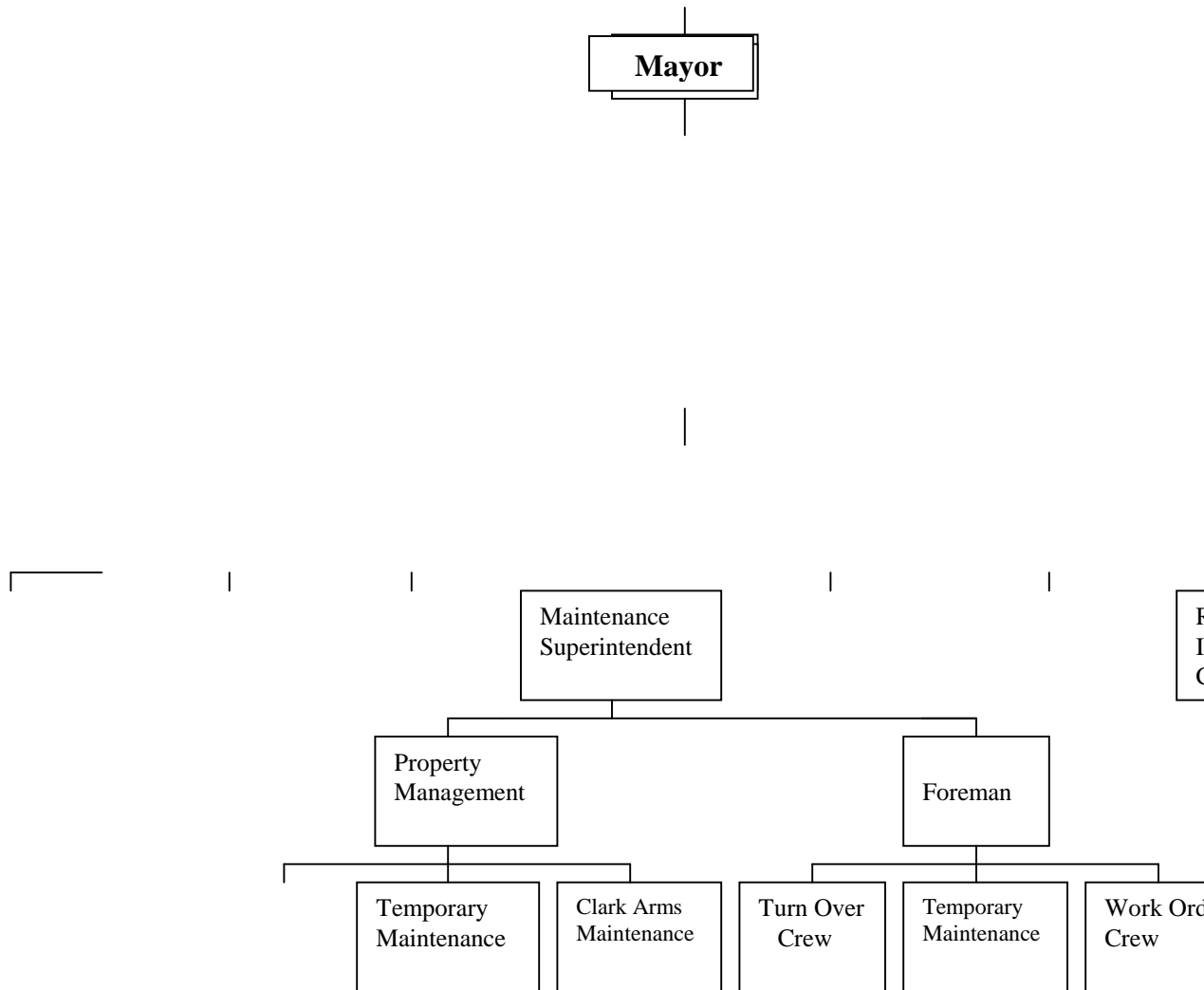
**ATTACHMENT D – FY 2003 Annual Statement/Performance Evaluation Report**

**ATTACHMENT E – FY 2003 Set Aside, Annual Statement/Performance Evaluation Report**

**ATTACHMENT F – FY 2004 Annual Statement/Performance Evaluation Report**

# JEFFERSONVILLE HOUSING AUTHORITY JEFFERSONVILLE, INDIANA ORGANIZATION CHART

2005





## **SECTION 8 HOMEOWNERSHIP CAPACITY STATEMENT**

In implementing a Section 8 voucher homeownership program, the Jeffersonville Housing Authority will in accordance with CFR 982.625(d)(2)(iii), require that financing for purchase of a home under its Section 8 homeownership program comply with generally accepted private sector underwriting standards.

The Jeffersonville Housing Authority, through its subsidiary, the Jeffersonville Housing Services Corporation, has extensive experience in homeownership programs for low-income first-time homebuyers. The Housing Authority, in 1997, created the Jeffersonville Housing Services Corporation, which subsequently received HOME CHDO certification and successfully completed a homeownership program targeting public housing tenants as buyers of the homes. The program was carried out under the leadership and guidance of the executive staff of the Jeffersonville Housing Authority.

## **IMPLEMENTATION OF PUBLIC HOUSING RESIDENT COMMUNITY SERVICE REQUIREMENTS**

The Jeffersonville Housing Authority will identify all adult family members who are apparently not exempt from the community service requirements, and will notify all such family members. Information will also be provided to the family members on how to claim an exempt status. The notification will advise the families that the community service obligation will begin upon the effective date of their first annual re-examination on or after October 1, 1999, and that failure to comply will result in ineligibility for continued occupancy at the time of any subsequent annual re-examination.

At the first annual re-examination on or after October 1, 2000 and each annual re-examination thereafter, the Jeffersonville Housing Authority will provide a list of volunteer community service opportunities to the family members, time sheets and their instructions, and will assign the family members to a volunteer coordinator. The coordinator will provide assistance and assure compliance by the family members with the community service requirement.

Community service includes performing work or duties in the public benefit that serve to improve the quality of life and/or enhance resident self-sufficiency, and/or increase the self-responsibility of the resident within the community. Economic self-sufficiency programs facilitate the economic independence of participants or provide work. The Jeffersonville Housing Authority will coordinate with social service agencies, local schools, and the human resources offices in identifying community service positions, and/or economic self-sufficiency opportunities.

Any family members found to be in non-compliance will be assisted by the volunteer coordinator in identifying opportunities to achieve compliance. The Jeffersonville Housing Authority will enter into an agreement with the family member in which the family member will have the opportunity to achieve compliance. Should the family member not meet his/her obligation under the contract, the Jeffersonville Housing Authority will terminate the lease.

## **DESCRIPTION OF PET POLICY**

The Jeffersonville Housing Authority pet policy does not apply to animals that are used to assist persons with disabilities. The policy applies to common household pets, which include only domesticated animals such as dogs, cats, birds, rodents, fish in aquariums, or turtles. Common pets do not include mice, ferrets, or reptiles. The policy permits only one (1) pet per unit with exceptions for fish, caged birds, and caged rodents. No animal may exceed 25 pounds in weight at its projected full adult size. A potentially harmful animal such as an attack or fighting dog, is not permitted.

Residents must obtain written pre-approval by the Housing Authority before moving a pet into their unit. Pets must be certified as having been inoculated against rabies and other diseases or conditions.

A pet deposit, totaling \$200.00, is required to register a pet with the Housing Authority. The deposit is refundable upon vacation of the unit, less damages beyond normal wear and tear.

Pets must be kept in the owner's apartment or on a leash at all times when outside the unit. Pet owners must clean up after their pets and must immediately, dispose of all waste material produced inside or outside the dwelling unit. Pets are not allowed in the community rooms, community room kitchens, laundry rooms, beauty shops, lobbies, hallways, or offices.

A resident assumes fully responsibility for their pet and agrees to hold the Jeffersonville Housing Authority harmless from any claims caused by the pet. The Housing Authority staff is responsible for enforcing its pet policy and its determination shall be final.

Pet owners who violate the conditions of the pet policy may be required to remove the pet from the development within five days of receiving written notice from the Housing Authority. The Authority's grievance procedures will apply to disputes arising out of pet policy violations.

## **PROGRESS IN MEETING 5-YEAR PLAN MISSION AND GOALS**

During the fifth year of its 5-Year Plan, the Jeffersonville Housing Authority made significant progress in accomplishing its mission of promoting adequate and affordable housing, economic opportunity, and a suitable discrimination-free living environment for low- and moderate-income households in Jeffersonville and Clark County.

The Authority began a comprehensive program of revitalization of Greenwood Apartments. Utilizing a HOPE VI demolition grant five structures were demolished thereby lowering dwelling unit density and increasing open space. Infrastructure improvements were begun that include new off-street parking areas, pedestrian walkways, lighting and landscaping, all of which will improve aesthetics and appearance and increase security.

The Authority improved the quality of the housing stock through its ongoing program of modernizing the individual units in the five housing developments.

The living environment for residents continues to be improved through the Authority's close working relationship with the Jeffersonville Police Department and its community policing in and around the housing developments.

By partnering with the Indiana workforce and employment agency and other community agencies, the Housing Authority increased the self-sufficiency and asset development of a significant number of residents.

The Jeffersonville Housing Authority anticipates the continuation and acceleration during the coming year of these and other activities related to the accomplishment of its mission and goals.

## RESIDENT COUNCIL REPRESENTATIVES

### IN 23-1 – Northtown Terrace & IN 23-3 – Greenwood Apartments

Mr. Joe Beaty, President  
227 National Avenue  
Jeffersonville, Indiana 47130  
Phone: 812 282-9731

Ms. Geraleathe Workman, Secretary  
218 National Avenue  
Jeffersonville, Indiana 47130  
Phone: 812 282-9658

### IN 23-2 – Greentree Village

Ms. Charliene Growe, President  
1423 E. 8<sup>th</sup> Street  
Jeffersonville, Indiana 47130  
Phone 812 282-9981

Ms. Amanda Cole, JHA Commissioner  
721 Virginia Avenue  
Jeffersonville, Indiana 47130  
Phone: 812 282-7045

Ms. Eula Mitchell, Secretary  
1403 East 8<sup>th</sup> Street  
Jeffersonville, Indiana 47130  
(812) 280-9688

### IN 23-4 – Fulton Terrace

Ms. Kwana Parker, President  
1320 East Court Avenue  
Jeffersonville, Indiana 47130  
Phone: (812) 284-2194

Ms. Willie Davey, Vice President  
1351 E. Court Avenue  
Jeffersonville, Indiana 47130  
Phone: 812 284-4730

Ms. Lisa Johnson, Secretary-Treasurer  
1343 East Court Avenue  
Jeffersonville, Indiana 47130  
Phone: 812 725-0681

Ms. Rosalind D. Mudd, Assistant Secretary  
505 Jackson Street  
Jeffersonville, Indiana 47130  
Phone: No Phone

### IN 23-6 – Clark Arms Apartments

Ms. Betty Boehnlein  
117 W. Market Street  
Apartment #104  
Jeffersonville, Indiana 47130  
Phone: 812 282-8716

**RESIDENT MEMBERSHIP OF THE GOVERNING BOARD  
of the  
JEFFERSONVILLE HOUSING AUTHORITY**

**Name:** Amanda Cole  
**Elected or Appointed:** Appointed on June 18, 2003  
**Term of Appointment:** June 19, 2002 to June 19, 2007

# PHA Plan Table Library

## Component 7 Capital Fund Program Annual Statement Parts I, II, and II

### Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number IN36P023501-05 FFY of Grant Approval: (10/2005)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	\$ 70,000.00
3	1408 Management Improvements	110,000.00
4	1410 Administration	
5	1411 Audit	6,000.00
6	1415 Liquidated Damages	
7	1430 Fees and Costs	70,000.00
8	1440 Site Acquisition	
9	1450 Site Improvement	97,000.00
10	1460 Dwelling Structures	180,800.00
11	1465.1 Dwelling Equipment-Nonexpendable	36,000.00
12	1470 Nondwelling Structures	96,500.00
13	1475 Nondwelling Equipment	23,060.00
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>\$ 689,360.00</b>
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	50,000.00
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

ATTACHMENT A, Page 2 of 5 Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
IN23-1 Northtown Terrace	Fees and Cost	1430	10,000
	Install 6 community water hydrants below grade with locking mechanism to service A/C units and new plantings.	1450	10,000
	Replace 12"x12" floor tile in breezeway, vinyl composition and cove base, 7'x8'.	1470	600
	2 Metal replacement windows, 32"x72".	1470	1,000
	Replace HVAC systems as present systems are no longer cost effective to maintain and operate. Two (2) 3.5 ton A/C with 125,000 BTU furnaces.	1470	5,000
	Build enclosed storage facility, including security lighting, heat and electric, to store equipment and machinery. Approximately 50'x20' overhead door and entry door.	1470	40,000
	Install catch basin and pipe to drain surface water from rear of property at 206 Eastern Boulevard.	1450	10,000
	Purchase and install 10 metal storage lockers for maintenance personnel to store work items, 6'x2' shelves.	1475	1,200
	Install mechanical ventilation system in maintenance shop to remove odor and flumes from the area.	1470	1,000
	Install new floor covering, carpet (1,100 square feet) in the Community Building at 201 National Avenue.	1470	3,000
Replace HVAC system at 201 National Avenue. 125,000 BTU, 4 ton A/C.	1470	3,000	
Paint the interior and exterior of Community Building at 201 National Avenue.	1470	10,000	



<b>Annual Statement Capital Fund Program (CFP) Part II: Description of Major Work Categories</b>			
Development Number/Name HA-Wide Activities	General Description Of Major Work Categories	Development Account Number	Total Estimated Cost
IN23-2 Greentree Village	Fees and Cost	1430	40,000
	Purchase (62) 95 gallon garbage totes @ 30.00 each to comply with City directive	1475	1,860
	Replace approximately 1,300 square feet of carpet floor covering in Community Building.	1470	3,600
	Install water lines and 10 community water hydrants to water plants, clean sidewalks and garbage areas.	1450	5,000
	Paint interior and exterior of Community Building.	1470	10,000
	Update kitchen cabinets, counter tops, fixtures. Existing are original equipment and no longer cost effective to maintain.	1460	5,000
	Replace roof, include tear off, 21 buildings.	1460	126,000
	Relocate emergency call button to more accessible location in bathrooms and bedrooms in 62 units.	1460	24,800
IN23-3 Greenwood Apartments	Landscape to include pruning and trimming of existing trees and shrubs	1450	30,000
	Fees and Cost	1430	5,000
	Repair building exteriors, foundations.	1460	5,000
IN23-4 Fulton Terrace	Remove, design and install 74 garbage stations screens to provide space for garbage totes.	1450	37,000
	Fees and Cost	1430	4,000
	Upgrade Community Building, prime and paint interior and exterior.	1470	15,300
	Replace playground equipment.	1450	5,000

**ATTACHMENT A, Page 3 of 5 Pages**

<b>Annual Statement</b>			
<b>Capital Fund Program (CFP) Part II: Description of Major Work Categories</b>			
Development Number/Name HA-Wide Activities	General Description Of Major Work Categories	Development Account Number	Total Estimated Cost
IN23-6 Clark Arms	Fees and Cost	1430	11,000
	Replace storage building providing security for the gas powered back-up generator system.	1465	3,500
	Build a 12'x12' storage facility building to house lawn and maintenance equipment at the rear of main building.	1470	4,000
	Replace 20 through the wall type 10,000 BTU A/C units at \$600.00 each.	1465	12,000
	Replace 25 frost free, pocket handle refrigerators at \$400.00 each.	1465	10,000
	Paint common areas on floors 1 through 7 and the management office and bathroom.	1460	20,000
	Purchase and install 14 security surveillance equipment that monitors and records. Two cameras per floor at \$750.00 per camera.	1465	10,500
PHA-Wide Management Improvements	Capital Fund Coordinator	1408	20,000
	Additional Security	1408	50,000
	Social Service Coordinator	1408	20,000
	Boys and Girls Club Staffing	1408	10,000
	Audit Fees	1411	6,000
	Operations	1406	70,000
	Fees and Costs	1430	70,000
	Maintenance Vehicle	1475	12,000
	Misc. Maintenance (Boys & Girls Club)	1475	8,000
	Staff Development Training	1408	4,000
Computer System Upgrades	1408	6,000	

**ATTACHMENT A, Page 4 of 5 Pages**

form HUD 50075 (03/2003)

**Annual Statement**

**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
Management Improvements	09/30/07	09/30/11
IN23-1 Northtown Terrace	09/30/07	09/30/11
IN23-2 Greentree Village	09/30/07	09/30/11
IN23-3 Greenwood Apartments	09/30/07	09/30/11
IN23-4 Fulton Terrace	09/30/07	09/30/11
IN23-6 Clark Arms Apartments	09/30/07	09/30/11

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IND023	PHA Wide	12	3.1	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Management Improvements (Modernization and resident Initiative Coordinators, Additional Security, Maintenance Needs, A/E Fees & Costs, and Audit).			270,000	FY 2006
Management Improvements (Modernization and resident Initiative Coordinators, Additional Security, Maintenance Needs, A/E Fees & Costs, and Audit).			270,000	FY 2007
Management Improvements (Modernization and resident Initiative Coordinators, Additional Security, Maintenance Needs, A/E Fees & Costs, and Audit).			270,000	FY 2008
Management Improvements (Modernization and resident Initiative Coordinators, Additional Security, Maintenance Needs, A/E Fees & Costs, and Audit).			270,000	FY 2009
<b>Total estimated cost over next 5 years</b>			<b>1,080,000</b>	

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IN23-1	Northtown Terrace	1	1.9	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Add facades, front elevations, 5 x \$14,000.			70,000	FY 2006
Erosion control, landscaping, curb appeal.			15,000	FY 2007
Pave, seal and stripe resident parking area and offices at 201 National Avenue and 206 Eastern Boulevard.			30,384	FY 2007
Replace 25 refrigerators at \$400.00 each.			10,000	FY 2008
Replace 25 gas stoves at \$250.00 each.			6,250	FY 2008
Replace 26 hot water heaters at \$400.00 each.			10,400	FY 2008
Repair Rear Security Lighting			10,000	FY 2008
Repair On-Street Lighting in Front of Buildings			10,000	FY 2008
Replace bathroom faucet fixtures and install tub enclosures including shower hardware, 52 units at \$1,200 each			62,400	FY 2009
Install New Roof Surface on 16 Buildings, include roof tear-off			96,000	FY 2009
<b>Total estimated cost over next 5 years</b>			<b>320,434</b>	

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IN23-2	Greentree Village	1	1.6	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace 25 refrigerators at \$400.00 each.			10,000	FY 2006
Replace 25 stoves at \$250.00 each.			6,250	FY 2006
Replace kitchen cabinets, sinks and hardware.			160,000	FY 2007
Install fire shields and range hoods in kitchens.			32,000	FY 2007
Repair, seal and stripe resident parking areas.			35,000	FY 2007
Replace 80 wood prime doors at \$312.50 each.			25,000	FY 2008
Replace 80 storm doors at \$250.00 each.			20,000	FY 2008
Repair and/or replace sidewalks, where needed.			5,000	FY 2009
<b>Total estimated cost over next 5 years</b>			<b>293,250</b>	

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IN23-3	Greenwood Apartments	3	4.1	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Install water lines and 10 community water hydrants with locking devices to water new plants and clean sidewalks.			20,000	FY 2006
Replace roof materials for 22 buildings at \$6,000 per building, including tear off.			132,000	FY 2006
Replace 25 refrigerators at \$400.00 each.			10,000	FY 2007
Replace 25 gas stoves at \$250.00 each.			6,250	FY 2007
Replace 25 hot water tanks at \$400.00 each.			10,000	FY 2007
Replace 148 front/back prime metal doors at \$500.00 each.			74,000	FY 2007
Replace 148 front/back screen doors at \$400.00 each.			59,200	FY 2007
Replace 15 HVAC systems units, 125,000 BTU, 3-ton units at \$3,000 each.			45,000	FY 2009
<b>Total estimated cost over next 5 years</b>			<b>356,450</b>	

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IN23-4	Fulton Terrace	4	5.0
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Install basketball courts and goals.		7,000	
Add attractive façade to stoop only of front elevations, 80 units at \$2,000.		160,000	FY 2005 FY 2005
Erosion control and landscaping.		15,000	FY 2006
Repair, seal and stripe resident parking area to include office area.		30,000	FY 2006
Repair and/or replace sidewalks, where needed.		5,000	FY 2006
Update sewer system from washer drain, increase pipe size from 1.5" to 2" from units to main at \$1,200 per unit.		160,000	FY 2007
Install shower enclosures, hardware and tub fixtures at \$1,200 each for 80 units.		96,000	FY 2007 FY 2007
Replace 40 hot water tanks at \$400.00 each.		16,000	FY 2008
Replace 25 gas stoves at \$250.00 each.		6,250	FY 2008
Replace 25 refrigerators at \$400.00 each.		10,000	
Replace wood bi-fold doors.		33,975	
Replace roof materials, to include tear off.		138,000	
Total estimated cost over next 5 years		677,225	



## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IN23-5	Clark Arms Apartments	3	3.0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace floor covering and install carpet, except for bath and kitchen, in 101 units.			101,000	FY 2006
Replace floor tile in 101 bathrooms and kitchens; abate asbestos in tile/adhesive at \$800.00 each unit.			80,800	FY 2006
Replace wood door including hardware with 20 minute fire rated door, 101 units at \$500.00 each.			50,500	FY 2006
Install mechanical fresh air ventilation system for hallways.			75,000	FY 2007
Repair and/or repave, seal and stripe front resident parking area.			30,000	FY 2007
Install new electric range circuit to each floor from 1 <sup>st</sup> to 7 <sup>th</sup> floors to convert from gas to electric.			25,000	FY 2008
Replace 101 gas range with electric ranges.			40,000	FY 2008
Replace trash compaction system serving 7-story high rise, 101 units.			6,000	FY 2008
Replace 2 elevators (original equipment)			250,000	FY 2008
Replace sanitary sewer system.			25,000	FY 2009
Replace leaking 15-year old rubber membrane roof material.			75,000	FY 2009
Install automatic sprinkler system to increase fire protection in all areas of the 7-story high-rise building.			500,000	FY 2009
<b>Total estimated cost over next 5 years</b>			<b>1,258,300</b>	



Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Jeffersonville Housing Authority Jeffersonville, Indiana			Grant Type and Number Capital Fund Program Grant No: IN36P023501-02 Replacement Housing Factor Grant No:		2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 70,000		\$ 70,000	\$ 70,000
3	1408 Management Improvements	\$ 76,586	\$ 80,498	\$ 80,498	\$ 80,498
4	1410 Administration				
5	1411 Audit	\$ 6,000		\$ 6,000	\$ 6,000
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 35,000	\$ 21,558	\$ 21,558	\$ 21,558
8	1440 Site Acquisition				
9	1450 Site Improvement	\$247,900	\$215,222	\$215,222	\$215,222
10	1460 Dwelling Structures	\$256,000	\$261,937	\$261,937	\$261,937
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 7,500	\$ 8,083	\$ 8,083	\$ 8,083
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$ 15,000	\$ 50,688	\$ 50,688	\$ 50,688
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Jeffersonville Housing Authority Jeffersonville, Indiana	Grant Type and Number Capital Fund Program Grant No: IN36P023501-02 Replacement Housing Factor Grant No:	2002
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 03/31/05  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$713,986		\$713,986	\$713,986
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	\$ 25,000			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Jeffersonville Housing Authority Jeffersonville, Indiana			Grant Type and Number Capital Fund Program Grant No: IN36P023501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost (Funds)		Status of Work
				Original	Revised	Obligated	Expended	
IN23-1 Northtown Terrace	Fees and Costs	1430		\$ 11,000		\$ 11,000	\$ 11,000	Complete
	Replace Existing Downspouts	1450		\$ 4,200		\$ 4,200	\$ 4,200	Complete
	Add Façade to Front Elevation	1460		\$100,000	\$ 98,375	\$ 98,375	\$ 98,375	Complete
	Interior/Exterior Gas Line Imp.	1450		\$ 47,100	\$ 38,915	\$ 38,915	\$ 38,915	Complete
	Erosion Control, Landscaping	1450		\$ 15,000		\$ 15,000	\$ 15,000	Complete
IN23-2 Greentree Village	Landscaping, Pruning, Trimming	1450		\$ 7,000		\$ 7,000	\$ 7,000	Complete
IN23-3 Greenwood Apts	Fees and Costs	1430		\$ 1,000		\$ 1,000	\$ 1,000	Complete
	Erosion Control, Landscape	1450		\$ 20,000		\$ 20,000	\$ 20,000	Complete
IN23-4 Fulton Terrace	Fees and Costs	1430		\$ 15,000	\$ 1,558	\$ 1,558	\$ 1,558	Complete
	Interior/Exterior Gas Line Imp.	1450		\$ 47,100	\$ 38,914	\$ 38,914	\$ 38,914	Complete
	Replace Front/Rear Prime Doors	1460		\$ 80,000	\$ 78,228	\$ 78,228	\$ 78,228	Complete
	Replace Front/Rear Storm Doors	1460		\$ 56,000	\$ 63,121	\$ 63,121	\$ 63,121	Complete
	Erosion Control, Landscaping	1450		\$ 15,000		\$ 15,000	\$ 15,000	Complete
	Fencing	1450		\$ 15,000		\$ 15,000	\$ 15,000	Complete
IN 23-6 Clark Arms	Fees and Costs	1430		\$ 8,000		\$ 8,000	\$ 8,000	Complete
	Landscaping, Pruning, Trimming	1450		\$ 7,500		\$ 7,500	\$ 7,500	Complete
	Construct Additional Paved Parking	1450		\$ 70,000	\$ 53,693	\$ 53,693	\$ 53,693	Complete
	Install Awning at Facility Entrance	1460		\$ 10,000		\$ 10,000	\$ 10,000	Complete
	Furniture for Lobby/Common Areas	1465		\$ 7,500	\$ 8,083	\$ 8,083	\$ 8,083	Complete
	Laundry Room Shelving and A/C	1480		\$ 10,000	\$ 9,013	\$ 9,013	\$ 9,013	Complete
PHA-Wide	Modernization Coordinator	1408		\$ 20,000		\$ 20,000	\$ 20,000	Complete
	Additional Security	1408		\$ 36,586	\$ 40,498	\$ 40,498	\$ 40,498	Complete
	Resident Initiative Coordinator	1408		\$ 20,000		\$ 20,000	\$ 20,000	Complete
	Maintenance, Equipment & Vehicle	1475		\$ 12,000	\$ 32,164	\$ 32,164	\$ 32,164	Complete
	Miscellaneous Maintenance	1475		\$ 3,000	\$ 18,524	\$ 18,524	\$ 18,524	Complete
	Audit Fees	1411		\$ 6,000		\$ 6,000	6,000	Complete

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Jeffersonville Housing Authority Jeffersonville, Indiana			Grant Type and Number Capital Fund Program Grant No: IN36P023501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original      Revised		Total Actual Cost (Funds) Obligated      Expended		Status of Work
	Operations	1406		\$ 70,000		\$ 70,000	\$ 70,000	Complete

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: Jeffersonville Housing Authority Jeffersonville, Indiana		Grant Type and Number Capital Fund Program No: IN36P023501-02 Replacement Housing Factor No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide Management Improvements	09/30/03	08/01/04		09/30/04	08/01/06	3/31/05	
IN23-1 Northtown Terrace	09/30/03	08/01/04		09/30/04	08/01/06	3/31/05	
IN23-2 Greentree Village	09/30/03	08/01/04		09/30/04	08/01/06	3/31/05	
IN23-3 Greenwood Apartments	09/30/03	08/01/04		09/30/04	08/01/06	3/31/05	
IN23-4 Fulton Terrace	09/30/03	08/01/04		09/30/04	08/01/06	3/31/05	
IN23-6 Clark Arms Apartments	09/30/03	08/01/04		09/30/04	08/01/06	3/31/05	





<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Jeffersonville Housing Authority Jeffersonville, Indiana		<b>Grant Type and Number</b> Capital Fund Program Grant No: IN36P023501-03 Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 45,347		\$ 45,347	\$ 45,247
3	1408 Management Improvements	\$ 90,000		\$ 90,000	\$ 57,917
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 35,000		\$ 35,000	\$ 28,464
8	1440 Site Acquisition				
9	1450 Site Improvement	\$400,000		\$400,000	-0-
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$570,347		\$570,347	\$131,728
22	Amount of line 21 Related to LBP Activities				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

<b>PHA Name:</b> Jeffersonville Housing Authority Jeffersonville, Indiana	<b>Grant Type and Number</b> Capital Fund Program Grant No: IN36P023501-03 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2003
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 03/31/05  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	\$ 50,000			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				



**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: Jeffersonville Housing Authority Jeffersonville, Indiana		Grant Type and Number Capital Fund Program No: IN36P023501-03 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide Management Improvements	09/30/05			09/30/07			
IN23-3 Greenwood Apartments	09/30/05			09/30/07			

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Jeffersonville Housing Authority Jeffersonville, Indiana		Grant Type and Number Capital Fund Program Grant No: IN36P023502-03 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 24,653		\$ 24,653	\$ 24,653
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit	\$ 6,000		\$ 6,000	-0-
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 1,750		\$ 3,432	\$ 3,432
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 24,264		\$ 24,264	\$ 2,000
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$ 57,000		\$ 37,000	\$ 29,570
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$113,667		\$ 95,349	\$ 59,655
22	Amount of line 21 Related to LBP Activities				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: <b>Jeffersonville Housing Authority</b> Jeffersonville, Indiana	Grant Type and Number Capital Fund Program Grant No: IN36P023502-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement  
 Reserve for Disasters/ Emergencies  
 Revised Annual Statement (revision no:    )  
 Performance and Evaluation Report for Period Ending: 03/31/05  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				



**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: Jeffersonville Housing Authority Jeffersonville, Indiana		Grant Type and Number Capital Fund Program No: IN36P023502-03 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual	
IN23-1 Northtown Terrace	02/13/06			02/13/08			
IN23-3 Greenwood Apartments	02/13/06			02/13/08			



Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Jeffersonville Housing Authority Jeffersonville, Indiana		Grant Type and Number Capital Fund Program Grant No: IN36P023502-03 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 62,977		\$ 62,977	-0-
3	1408 Management Improvements	\$104,000		\$104,000	\$ 29,413
4	1410 Administration				
5	1411 Audit	\$ 6,000		\$ 6,000	-0-
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 35,000		\$ 46,652	\$ 17,552
8	1440 Site Acquisition				
9	1450 Site Improvement	\$345,159		\$183,000	\$ 0-
10	1460 Dwelling Structures	\$ 15,000		-0-	- 0-
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 31,630		\$ 31,630	\$ 5,333
12	1470 Nondwelling Structures	\$ 10,000		-0-	-0-
13	1475 Nondwelling Equipment	\$ 20,000		-0-	-0-
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$629,766		\$434,259	\$ 52,298
22	Amount of line 21 Related to LBP Activities				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: <b>Jeffersonville Housing Authority</b> Jeffersonville, Indiana	Grant Type and Number Capital Fund Program Grant No: IN36P023502-03 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2004</b>
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 03/31/05  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	\$ 50,000			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Jeffersonville Housing Authority Jeffersonville, Indiana			Grant Type and Number Capital Fund Program Grant No: IN36P023502-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost (Funds)		Status of Work
				Original	Revised	Obligated	Expended	
IN23-1 Northtown Terrace	Fees and Costs	1430		\$ 3,000		\$ 3,000	-0-	Contract
	Replace Refrigerators	1465	25	\$ 10,000		\$ 10,000	\$ 2,440	In Progress
	Replace Gas Stoves	1465	25	\$ 6,250		\$ 6,250	\$ 2,893	In Progress
	Replace Hot Water Tanks	1465	26	\$ 10,400		\$ 10,400	-0-	In Progress
	Erosion Control/Curb Appeal	1450		\$ 15,000		-0-	-0-	Planning Stage
	Pave, Stripe, Seal Parking Areas	1450		\$ 20,384		-0-	-0-	Planning Stage
IN23-2 Greentree Village	Fees and Costs	1430		\$ 3,000		\$ 3,000		Contract
	Landscaping, Pruning, Trimming	1450		\$ 7,000		-0-		Planning Stage
	Repair, Seal, Stripe Parking Areas	1450		\$ 35,000		-0-	-0-	Planning Stage
	Replace Screen Wall, Metal Trellis and Plants	1450		\$ 6,000		-0-	-0-	Planning Stage
	Cover Fascia Trim Board at Roof Line with Aluminum, 2 Sides of 20 Buildings	1450		\$ 12,000		-0-	-0-	Planning Stage
IN23-3 Greenwood Apts	Fees and Costs	1430		\$ 19,300		\$ 30,952	\$ 17,552	Contract
	Install new parking areas in the interior of property including lighting, curbs, sidewalks, landscaping, playgrounds, etc.	1450		\$210,000		\$183,000	-0-	Contract
	Purchase Garbage Totes	1465	86	\$ 2,580		\$ 2,580	-0-	In Progress

<b>Annual Statement/Performance and Evaluation Report</b>								
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>								
<b>Part II: Supporting Pages</b>								
PHA Name: Jeffersonville Housing Authority Jeffersonville, Indiana			Grant Type and Number Capital Fund Program Grant No: IN36P023502-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost (Funds)		Status of Work
				Original	Revised	Obligated	Expended	
IN23-4 Fulton Terrace	Fees and Costs	1430		\$ 4,700		\$ 4,700	-0-	Contract
	Repair, Seal, Stripe Parking Areas	1450		\$ 30,000		-0-	-0-	Planning Stage
	Install Security Lighting, Sides of 12 buildings	1450	24	\$ 17,000		-0-	-0-	Planning Stage
	Purchase Garbage Totes	1465	80	\$ 2,400		\$ 2,400	-0-	In Progress
IN23-6 Clark Arms	Fees and Costs	1430		\$ 5,000		\$ 5,000		Contract
	Paint, Install New Floor, purchase furniture & replace HVAC in library	1470		\$ 10,000		-0-	-0-	Planning Stage
	Repair, Seal, Stripe Parking Areas	1450		\$ 19,775		-0-	-0-	Planning Stage
	Install New Mailbox in Lobby	1460		\$ 5,000		-0-	-0-	Planning Stage
	Paint & Replace Carpet in Meeting Rooms	1460		\$ 10,000		-0-	-0-	Planning Stage
PHA Wide	Capital Fund Coordinator	1408		\$ 20,000		\$ 20,000	-0-	In Progress
	Additional Security	1408		\$ 50,000		\$ 50,000	\$ 19,413	Contract
	Social Service Coordinator	1408		\$ 20,000		\$ 20,000	-0-	In Progress
	Boys & Girls Club Staffing	1408		\$ 10,000		\$ 10,000	\$ 10,000	Complete
	Audit Fees	1411		\$ 6,000		\$ 6,000	-0-	At Close
	Operations	1406		\$ 62,977		\$ 62,977	-0-	In Progress
	Maintenance Vehicle	1475		\$ 12,000		-0-	-0-	Planning Stage
	Misc Maint. (Boys & Girls Club)	1475		\$ 8,000		-0-	-0-	Planning Stage
	Staff Development Training	1408		\$ 4,000		\$ 4,000	-0-	In Progress

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: Jeffersonville Housing Authority Jeffersonville, Indiana		Grant Type and Number Capital Fund Program No: IN36P023502-03 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual	
IN23-1 Northtown Terrace	09/07/06			09/07/10			
IN23-2 Greentree Village	09/07/06			09/07/10			
IN23-3 Greenwood Apartments	09/07/06			09/07/10			
IN23-4 Fulton Terrace	09/07/06			09/07/10			
IN23-6 Clark Arms	09/07/06			09/07/10			
PHA-Wide, Management Improvements	09/07/06			09/07/10			