**HOUSING AUTHORITY OF PADUCAH**

**PHA ANNUAL PLAN**

**FISCAL YEAR APRIL 1, 2024 – March 31, 2025**

**B. Annual Plan Elements**

**B.1(c) – Deconcentration Policy**

It is HAP's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, The HAP will skip families on the waiting list to reach other families with a lower or higher income. The HAP will accomplish this in a uniform and non-discriminating manner.

The HAP will affirmatively market its housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, the HAP will analyze the income levels of families residing in each of its developments, the income levels of census tracts in which the developments are located, and the income levels of the families on the waiting list. Based on this analysis, the HAP will determine the level of marketing strategies and deconcentration incentives to implement.

The HAP may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development.

Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

**B.2(b) – New Activities**

1. **HOTMA \_ ACOP REVISIONS -** The Hap will continue to monitor guidance from HUD to implement changes to our ACOP to be in compliance with HUD regulation changes. Because those changes are being mentioned here and are required by regulation, we will not consider those a significant amendment.
2. **HOPE VI or Choice Neighborhoods** - The PHA is looking to partner with the City of Paducah, the Planning Commission and Urban Renewal & Community Development Agency in app lying for a Choice Neighborhood Initiative Planning Grant. The PHA is willing to enter into an inter-local agreement partnership in efforts of seeking the Choice Neighborhood Initiative Implementation Grant but may proceed with this initiative independent of any other agencies and/or municipalities.

The PHA seeks proposals from interested and qualified individuals and companies who have experience with grant writing and planning activities related to assembling a competitive application for a Choice Neighborhoods Planning Grant. The initiation of required services shall be prior to award of the grant and shall include preparation for any applicable grant submissions. Operation as a Planning Coordinator for the Implementation of the Choice Neighborhoods Planning Grant shall be contingent upon receiving the grant. Planning services may include but not be limited to preparation of documents and applications concerning Section 18 Demolition/Disposition, RAD, new construction, rehabilitation applications. HAP will only consider qualified individuals or businesses that possess the professional, financial, and administrative capabilities to provide the required services necessary to receive and execute an award. HAP reserves the right to negotiate compensation and all contract terms and conditions with the awarded contractor.
3. **Repositioning/Redevelopment** – The HAP is looking at all options for repositioning for AMP KY00600001, KY00600002, and KY00600006, including RAD conversions and other opportunities to leverage outside funding for redevelopment and/or repositioning. If implementing a Project-Based Voucher (PBV) Proposal program, the HAP will use both the competitive and non-competitive selection process, in accordance to the selection procedures defined in 24 CFR 983.51, HUD Notice PIH 2017-21 (HA) Implementation Guidance: Housing Opportunity Through Modernization Act of 2016 (HOTMA)—Housing Choice Voucher (HCV) and Project-Based Voucher (PBV) Provisions (referenced at Sec. 106 (a)(9), which adds Sec. 8(o)(13)(N) to the Act) This will all be a learning experience for all staff, along with the community and residents. We anticipate working with a consultant or industry expert to strategize and determine what the best options are for HAP and the community. HAP will also investigate opportunities for grant funding to help with these efforts, such as the Choice Neighborhood grant.
4. **Mixed Finance Modernization or Development** - PHA & City-Wide (and up to 5 miles outside of the City of Paducah city limits) development projects consisting of the acquisition of vacant land (or land with dilapidated structures to be torn down prior to development), new construction, acquisition with or without rehabilitation, and/or comprehensive modernization using various funding sources such as Demolition & Disposition Transitional Funding (DDTF), Capital Funds, Capital Fund Financing Program (CFFP) Operating Funds, insurance claim proceeds, proceeds from the sale of homeownership units, proceeds resulting from the disposition of PHA-owned land or improvements, LIHTC, HOME, CDBG, AHP, Opportunity Zone Investment, New Market Tax Credits, Private Investment, Public/Private Partnerships (P3), and any other eligible financing vehicles.
5. **Demolition and/or Disposition** - Section 18 Demolition/Disposition applications will be submitted for the following developments in accordance with the Physical Needs Assessments and obsolescence testing, scattered site justification, DeMinimis Demolition determination, Required/Voluntary/Streamlined Conversions, and disposition through Commensurate Public Benefit:
Anderson Court, Pierce Lackey, Ella Munal, Elmwood Court and any other developments and/or vacant land PHA or programmatically funded or non-federal assets within the Authority’s asset portfolio.
6. **Designated Housing for Elderly and/or Disabled Families** - The Authority has and will strategically plan to build, acquire, rehabilitate, foster, and support designated housing for elderly persons, disabled families and/or persons, including but not limited to individuals and families experiencing homelessness, CoC permanent and supportive housing, and rapid rehousing.
7. **Conversion of Public Housing to Project Based Assitance under RAD** - All Public Housing Scattered sites units, in addition to any developments and/or units within the entire PHA real estate portfolio and public housing inventory that do not to meet the obsolescence or scattered site criteria under Section 18 demolition/disposition justification, will be converted to Project-Based Vouchers under the Rental Assistance Demonstration (RAD) program.

The PHA will also, when, and where applicable, exercise the repositioning of its units and its non-dwelling buildings and/or vacant land under the “50 and under” justification of Section 3.b. of Notice PIH 2018-04, under the streamlined conversion authority of Notice PIH 2019-05, or under the RAD streamlined authority for PHAs with 50 or fewer units.
8. **Project-Based Vouchers/Conversions** - Mixed-Finance and mixed-use development through the issuance of project-based vouchers through competitive proposals, Non-competitive proposals and HOTMA issuance of Project-Based Vouchers (PBVs) to be used for PHA & City-Wide (and up to 5 miles outside of City of Paducah limits) Development Projects through the PHA (and its entities) and partnerships with the City of Paducah and other development partners.

**AMP 1 Northside of Paducah 3 Bedrooms**

ky6\_11 1501 1320 ATKINS AVE PADUCAH KY 42001

ky6\_11 1502 1322 ATKINS AVE PADUCAH KY 42001

ky6\_11 1503 1324 ATKINS AVE PADUCAH KY 42001

ky6\_11 1504 1326 ATKINS AVE PADUCAH KY 42003

ky6\_11 1505 1328 ATKINS AVE PADUCAH KY 42001

ky6\_11 1506 1330 ATKINS AVE PADUCAH KY 42001

ky6\_11 1507 1301 N 11TH ST PADUCAH KY 42001

ky6\_11 1508 1303 N 11TH ST PADUCAH KY 42001

ky6\_11 1509 919 N 11TH ST PADUCAH KY 42001

ky6\_11 1510 921 N 11TH ST PADUCAH KY 42001

ky6\_11 1511 923 N 11TH ST PADUCAH KY 42001

ky6\_11 1512 925 N 11TH ST PADUCAH KY 42001

ky6\_11 1513 935 N 11TH ST PADUCAH KY 42001

ky6\_11 1514 937 N 11TH ST PADUCAH KY 42001

ky6\_11 1515 315 N 6TH ST PADUCAH KY 42001

ky6\_11 1516 317 N 6TH ST PADUCAH KY 42001

ky6\_11 1517 319 N 6TH ST PADUCAH KY 42001

ky6\_11 1518 321 N 6TH ST PADUCAH KY 42001

**AMP 1 Southside of Paducah 3 Bedrooms**

ky6\_11b 1519 724 S 4TH ST PADUCAH KY 42003

ky6\_11b 1520 726 S 4th St PADUCAH KY 42003

ky6\_11b 1521 728S 4th St PADUCAH KY 42003

ky6\_11b 1522 730S 4th St PADUCAH KY 42003

ky6\_11b 1523 1425 S 9th St PADUCAH KY 42003

ky6\_11b 1524 1427 S 9th St PADUCAH KY 42003

ky6\_11b 1525 1429 S 9th St PADUCAH KY 42003

ky6\_11b 1526 1431 S 9th St PADUCAH KY 42003

ky6\_11b 1527 710 S 13th St PADUCAH KY 42003

ky6\_11b 1528 712 S 13th St PADUCAH KY 42003

ky6\_11b 1529 1300 Oscar Cross Bl PADUCAH KY 42003

ky6\_11b 1530 1302 Oscar Cross Bl PADUCAH KY 42003

**AMP 1 Unit # Midtown - Northside 2 Bedrooms**

ky6\_12 1201 323 FOUNTAIN AVE PADUCAH KY 42001

ky6\_12 1202 323 FOUNTAIN AVE PADUCAH KY 42001

ky6\_12 1203 323 FOUNTAIN AVE PADUCAH KY 42001

ky6\_12 1204 323 FOUNTAIN AVE PADUCAH KY 42001

 **AMP 1 Southside 3Bedroom**

ky6\_14 1501 CW 216 Ashbrook PADUCAH KY 42001

 **AMP 1 Westend Paducah, KY 3 Bedroom**

ky6\_14 1502 CW 2930 Clay St PADUCAH KY 42001

1. **Tree Trimming** – HAP needs to secure a contractor for Tree Trimming. We have several trees that need to be trimmed. This will be an ongoing contract as tree trimming is an ongoing service.
2. **VAWA** – The Housing Authority of Paducah (HAP) has maintained its definition of “domestic violence” in covering the provisions of VAWA. HAP’s ACOP spells out the VAWA protections granted to victims of domestic violence (i.e., they will not be evicted because they are a victim of domestic violence) who are already residents of HAP.

HAP plans to update policies per recommendations from HUD after a comprehensive review. HAP also plans to try and work with surrounding Housing Authorities to reach agreements to offer transfers between agencies to help alleviate domestic violence issues for tenants.

1. **Occupancy by Police Officers** – The HAP continues to work with our local police department to support security at all sites and offer units to police officers to increase police presence and safety for residents. We are considering offering modernized units to draw the police officers to want to live on HAP property. We plan to schedule a meeting with both the city and county police departments to introduce our new director and remind them of this opportunity.
2. **Units with Approved Vacancies for Modernization** - Modernize units as they become vacant to improve their appearance by updating the floors to Luxury Vinyl Planking throughout the unit, updating the countertops, paint scheme, kitchen, and bathroom cabinets, as well as repairing any deficiencies in the units.

The HAP also has a goal to modernize up to 50 units in each AMP to combat the vacancies. These units have not yet been determined but will be determined as we analyze the physical state of units as they become vacant.

1. **Cabinet replacement** – Replace cabinets, sink bases and countertops at all scattered site housing.
2. **Windows** – HAP would like to replace windows at all properties over the next five years. HAP had previously budgeted some funds for windows, but that project has not yet been completed. We plan to replace all windows except for those at Anderson court which were previously replaced around 2016.
3. **Gutters** – HAP intends to use internal employees to clean and analyze gutters to determine if any of the gutters need to be replaced or repaired. If we are unable to address the needs effectively, we will look to hire a contractor.
4. **Tub Surrounds** – The Pierce Lackey tub surrounds are old and stained and in need of replacement. The tub surrounds at Dolly McNutt are also old ceramic tile that are in need of replacement. We anticipate updating these as units become vacant. Some units may have to be updated while occupied for some of our long-term tenants and we anticipate doing this over the next five years.
5. **Bathroom Vanities** – Pierce Lackey, Blackburn, Ella Munal, and a portion of Elmwood court needs bathroom vanities. They are currently the old sink only style and would benefit from being updated to a vanity. We anticipate these projects happening over the
6. **Laundry Rooms and Clotheslines** – HAP plans to consider removing clothes lines at all properties and adding laundry facilities to those properties that do not currently have them.
7. **Parking lots** – The parking lot at Dolly McNutt has been patched several times, but is in need of repair. It needs to be stripped down and repaved. Some other parking areas such as Ella Munal and Elmwood need to be patched.
8. **Vehicles** – With the hiring of additional force account labor we are in need of additional vehicles to support that increase in staff. HAP will look at available state contracts and will analyze the types of vehicles needed.
9. **Playgrounds** – Our playgrounds are in need of upgrading/replacing.

**B.3 – Progress Report**

1. **Executive Director** – The biggest goal of 2023 was the hiring of a new Director. HAP successfully hired a new Executive Director, Joseph Anderson, who started with HAP on June 26, 2023.
2. **Lead Based Paint** – HAP is working to secure a contractor to test for lead-based paint. While HAP is confident that any lead-based paint was abated several years ago, HAP does not have the records to indicate that. HAP will have a sample survey done to test each site for LBP and abate as necessary.
3. **Dolly McNutt Roofs -** The roofs at Dolly McNutt have reached their end-of-life cycle and need to be replaced. HAP is currently working With our architect to complete drawings to release a bid to hire a contractor for this work. Insurance will pay for part of this project as we sustained wind damage to some of the roofs at Dolly McNutt in March of 2023.
4. **Quarterly Inspections –** HAP started quarterly inspections of units in October of 2023 and intends to continue with these.
5. **Intake** – HAP has been repositioning staff and cross training to try and ensure that when we have turnover, we do not have as big of a slowdown in processing applicants. We will continue to look at ways to restructure the departments, when needed, to be most efficient.
6. **HAP and Section 8 merger** – HAP currently has a management contract with the City of Paducah to manage the City of Paducah’s Section 8 program. HAP is investigating the potential for moving the Section 8 program under the Housing Authorities “umbrella”. HAP is navigating PIH Notice 2014-24 Process for Public Housing Agency Voluntary Transfers and Consolidations of the Public Housing Program and PIH Notice 2018–12 Process for Public Housing Agency Voluntary Transfers and Consolidations of Housing Choice Vouchers and Project-Based Vouchers to determine the possibilities of combining these two programs under one administration. HAP will rely on HUD’s guidance to complete this task, if it proves to be the best option for both programs.
7. **ROSS Grant Awarded** – The ROSS grant hit the 1-year mark in June 2023. Progress with participants has been slow, however, we have seen success with our Getting Ahead program which started in July. We have 6 participants for the Getting Ahead program and 22 participants for ROSS during the first year. HAP recently lost our ROSS Coordinator and we are currently in the process of rehiring for this position.
8. **“Orphaned Units”** – HAP is continuing to work closely with HUD staff on the “orphan units” which continues to hurt our occupancy/vacancy rate. The units were converted many years ago. At the time they were not listed in HAP’s ACC count. With the implementation of PIC/IMS, they were brought back into the system for reasons unknown to us. The Part 200 Retention application was submitted to the SAC office and we are waiting for approval to determine next steps.
9. **Occupied Painting** – Ongoing - The HAP secured a contractor to paint units and update the paint scheme to make the units more appealing on the inside by painting the trim white which will break up the bland look of everything being painted the same color. The paint scheme will also be update during the make-ready process. HAP had to terminate the contract with the painter as they were not completing satisfactory work. HAP plans to rebid this project to secure a new contractor.
10. **Units with Approved Vacancies for Modernization** - Modernize units as they become vacant to improve their appearance by updating the floors to Luxury Vinyl Planking throughout the unit, updating the countertops, paint scheme, kitchen, and bathroom cabinets, as well as repairing any deficiencies in the units.

The following units have been submitted to HUD to undergo modernization:

**AMP KY00600001**

|  |
| --- |
| 709 N 7TH STREET APT 6 |
| 711 N 7TH STREET APT 5 |
| 812 N 8TH STREET APT 1 |
| 714 N 8TH STREET APT 2 |
| 711 N 7TH STREET APT 4 |
| 712 BOYD STREET APT 1 |
| 1100 S 11th St Apt 1 |
| 1221 S 9th STREET APT 1 |
| 1218 WALTER JETTON APT 1 |
| 166 BRIDGE COURT |
| 122 Bridge Court |
| 300 Legion Dr Apt 2 |
| 935 N 11TH STREET |
| 726 S 4th St |
| 2930 CLAY STREET |

**AMP KY00600002**

|  |
| --- |
| 701 S 22ND #4 |
| 2250 OHIO #2 |
| 2420 OHIO #2 |
| 2300 OHIO #7 |
| 2315 S 25TH #8 |
| 719 S 22ND #9 |
| 719 S 22ND #5 |
| 2336 OHIO #5 |
| 2408 OHIO #6 |
| 2401 S 25TH #6 |
| 2316 OHIO #8 |
| 2906 MARQUESS #2 |
| 1. CHERRY #3
 |

HAP will utilize a Pool of Contractors to complete these units.

1. **Vacancy Reduction** – Vacancies have become burdensome causing the HAP to become a substandard rated PHA. The HAP is working through a multitude of efforts to reduce the vacancies, including the use of force account labor. The HAP plan is to have a total of 16 FAL crew members to make a full team.
2. **Remove Preferences and Site-Based Waiting Lists** –Effective January 1st 2023, HAP is no longer offering preferences and has combined their site based waiting list into one community wide list and now only has to maintain generation and selection for 6 bedroom size waiting lists for the single community based list. However, as we have repositioned staff, it makes more sense for us to return to site-based waiting lists. This will allow each property management office to manage their own waiting lists. This will also allow applicants a preference to where in town they would like to live to be convenient to their employment, medical facilities, family, etc.

HAP will continue to monitor our policies and lease up times to see if it would be beneficial to both HAP and applicants to go back to a preferencessystem~~. and/or site-based waiting list. Currently, HAP feels it is important to continue as is for now to keep the applicant processing time at a minimum to help increase occupancy and house people faster.~~

1. **Utility Pole/Service Upgrade** – Continue to work with the local power company to identify any concerns with current power pole service so that any issues can be corrected and potentially have the power company take over maintenance of the power poles. Our former director had previously been working on this project, and no one else on staff is familiar with it. HAP needs to determine if this project is worth investing in or if HAP should just maintain ownership of the utility poles.

**Significant Amendment or Modification**

 The Housing Authority of Paducah has chosen to use the HUD definition of Significant Amendment or Modification. Specifically, it will consider the following to be such modifications/amendments:

1. Changes to rent or admission policies or organization of its waiting list
2. Additions of non-emergency work items (not included in the current Annual Statement of 5-Year Action Plan) or change in use of the replacement reserve funds under the Capital Fund Program costing more than $100,000
3. Any change with regard to demolition or disposition, designation of projects/buildings for the elderly/disabled or families with disabilities, homeownership programs or conversion activities.

The Housing Authority of Paducah has chosen the following as its definition of Substantial Deviation from its Annual Plan:

1. Redirection of more than 25% of its operation budget funds from any budgeted/scheduled activity to another activity
2. A major change in program direction (e.g., new or different housing selection preference criterion, new or changes to deductions from income-based rents, additional efforts to enhance deconcentration opportunities, changes in the basis of determining ceiling/flat rent amounts, etc.) that requires action on the part of the Board of Commissioners

None of these changes will be considered a Substantial Deviation if those changes result from Government (i.e., Federal, State or Local) actions over which the HAP exercises no control, such as, reduced operating funds.