

**HOUSING AUTHORITY OF PADUCAH
PHA ANNUAL PLAN
FISCAL YEAR APRIL 1, 2025 - March 31, 2026**

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. **Security Cameras Replacement and Expansion** - HAP has secured a contract for maintenance and monitoring of security cameras. We will look for ways to improve and upgrade the current system to ensure maximum security and efficiency. We will explore grant funding to help cover costs where possible.
2. **Vehicle upgrades** - HAP intends to upgrade, repair, or purchase the dump truck and bucket truck. With the hiring of additional force account labor we may 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.
3. **Infrastructure Repair** - HAP will repair or replace pipes and drain lines primarily at Blackburn, Pierce Lackey, Elmwood Court and Anderson Court, but other properties as necessary. These pipes and drain lines have damage caused by tree roots, rust, and age. HAP will also address structural foundation repair at Ella Munal as well as other sites if discovered. HAP will assess for needed sidewalk repair at all sites.
4. **Street and Parking Lot Improvement** - HAP intends to resurface and pave streets and parking areas as needed at Amp1. HAP will assess other AMP properties needed repairs and improvements such as adding parking spaces, closing off problematic drive-throughs and adding speed bumps.
5. **Laundry Facilities** - HAP plans to add or refurbish laundry facilities at Amp 1 and Amp 2. Plans for washers, dryers, holding tables, carts, and ensure ADA compliance. With this, HAP will also consider the removal of clothes lines for safety reasons.
6. **Ceiling Assessment and Repairs** - Conduct ceiling assessments and repairs at Amp1 and Amp2.
7. **Computer and Technology Upgrades** - HAP intends to equip each office lobby with computer workstations for online applications, recertifications, interims, etc. HAP also intends to explore online document storage and the use of signature pads. HAP will replace employee computers as needed to maintain efficiency as well as the server if needed.
8. **Staff Training and Development** - Staff training is crucial to the continued success of HAP. We will invest in ongoing training in HOTMA, Rent Calculation, NSPIRE, SEMAP, CFP and certification trainings for staff to

improve the overall efficiency of the agency as well as training from our software provider, Yardi.

9. **Gutter and Window Replacement** - Replace Gutters and add gutter guards at Amp 1. Replace Windows at Amp1 and Amp2.
10. **HVAC Upgrades** - Replace HVAC units at Amp 1 (Blackburn specifically).
11. **Cabinet replacement** - Replace cabinets, sink bases and countertops at Amp1 and Amp2. HAP will consider possible repositioning or remodeling of units before determining which units to update.
12. **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.
13. **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.
14. **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
15. **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.
16. **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.
17. **Playgrounds** - Our playgrounds are in need of upgrading/replacing. We will consider youth activity centers as well.
18. **Appliances** - Replacement of old and/or poor functioning appliances at all amps.

- 19. 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 applying 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, Conversions, 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.

- 20. 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.

- 21. 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.

22. **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.
23. **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.
24. **Conversion of Public Housing to Project Based Assistance 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 considered for conversion 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.

25. 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 4 TH 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

26. **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.
27. **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.
28. **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.

In addition, we are looking to increase the number of units to be ADA compliant.

B.3 - Progress Report

1. **Lead Based Paint** - After recommendations from the HUD Comprehensive review in 2023, HAP has been working with CMec Environmental to complete LBP sampling of all our properties. The reports have been received. The next step is a conference call to review all the results and go over the recommendations so that HAP understands its obligations moving forward.
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 has updated its 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.

3. **Dolly McNutt Roofs** - The roofs at Dolly McNutt have been replaced.
4. **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 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. The City of Paducah passed a resolution in November 2024 to transfer the Section 8 program to the Housing Authority. HAP will continue to work with the HUD Field Office to work through this transition.
5. **ROSS Grant Awarded** - The ROSS grant has continued to see success with our Getting Ahead program. We have approximately 15 participants for the Getting Ahead program and 64 participants for ROSS for the reporting period ending September 30, 2024, up from 22 the previous reporting period. HAP filled our ROSS Coordinator position in February 2024 and reapplied for ROSS funding in October 2024. We are hopeful of being awarded for another 3 year term.
6. **“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 the next steps. The SAC office is in the process of reviewing currently and awaiting a legal description from HAP. Because these two buildings are part of a larger property, there was no legal description. We had to complete a full survey process which has taken approximately 10 weeks to complete. We will submit the legal description to HUD as soon as we receive it.
7. **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 fully completed:

8164	437 Cherry Circle #4
6071	300 Legion Dr #4
6062	209 Legion Dr #2
9028	166 Bridge Ct
4021	711 N 7 th St #6
8013	2906 MARQUESS #2

The following units are under contract and in progress through the Pool of Contractors:

6022	205 Ella Dr #2
3059	719 S 22 nd St #9
3143	2300 Ohio #7
3208	2420 Ohio St #2
9010	122 Bridge Court
6038	300 Ella Dr. #1
4069	706 Boyd St #4
3086	715 S 22 nd #6
6056	1959 Hendricks #1
3159	2316 Ohio #3
3167	2324 Ohio #3
8057	2809 Marquess #4

8. **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. HAP continues to have trouble maintaining full FAL crews, but has continued to push forward in hiring and training, as well as utilize contractors, such as Tradesman International, to help move the needle on the vacancies.
9. **Revert back to Site-Based Waiting Lists** -Effective January 1st 2023, HAP removed the offering of preferences and had combined their site based waiting list into one community wide list to help increase occupancy and house people faster. HAP is working to change back to Site-Based waiting lists and reduce unit offers to one unit offer instead of two. HAP was experiencing a delay in lease-up time from applicants refusing units at sites

they did not prefer to live at. This will allow applicants to choose which sites they would prefer to live. As a result, we will only give one unit offer when they reach the top of the list. This will help reduce lease-up time and give applicants options for choosing their waiting lists. We are working with our software provider to make these changes happen. We closed our waiting list in order to facilitate these changes. We will reopen once the changes are complete.

10. **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.
11. **Choice Neighborhoods** -The HAP worked with Clesia Ventures to submit and application for the Choice Neighborhoods grant for the Anderson Court/Rivers Edge Community. The grant application was unsuccessful this time, but we intend to apply again in the future. We had a briefing with HUD on the scoring of the application and areas where we can improve our score. Ideally, the City of Paducah will partner with us on the grant which would improve our scores in several areas due to their support and their experience with community development.
12. **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. HAP is currently updating its ACOP to reflect waitlist changes, some of the HOTMA changes, and updating language on other items to be more easily understood.
13. **Gutters** - HAP utilized its lawn care contractor to clean gutters. It has been determined that some will need to be replaced. These items are listed under new activities.

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:

- a. Changes to rent or admission policies or organization of its waiting list

- b. 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
- c. 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:

- a. Redirection of more than 25% of its operation budget funds from any budgeted/scheduled activity to another activity
- b. 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.