

**HOUSING AUTHORITY OF PADUCAH
PHA ANNUAL PLAN
FISCAL YEAR APRIL 1, 2026 - March 31, 2027**

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

Due to administrative changes and the loss of our Executive Director, a number of the items previously listed under new activity have not yet been addressed. Therefore, most of these items are carry over items that HAP still feels are in the best interest of our residents and the agency.

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 a bucket truck. With the hiring of additional staff and force account labor we may be 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 for 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 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. HAP will also look at options for possibly implementing a digital system for barcoding inventory. Additionally, HAP is exploring

access control systems for employees to access buildings, etc. to simplify our key system.

8. **Rekeying units** - HAP continues to explore options for potentially rekeying some of our properties to simplify our key systems.
9. **Staff Training and Development** - Staff training is crucial to the continues 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.
10. **Gutter and Window Replacement** - Replace Gutters and add gutter guards at Amp 1. Replace Windows at Amp1 and Amp2.
11. **HVAC Upgrades** - Replace HVAC units at Amp 1 (Blackburn specifically), as well as 3 units at Elmwood Court (2415 S 25th St, 2304 Ohio St, and 2330 Ohio St).
12. **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.
13. **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.
14. **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.
15. **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 next five years.
16. **Playgrounds** - Our playgrounds are in need of upgrading/replacing. We will consider youth activity centers as well.

17. **Appliances** - Replacement of old and/or poor functioning appliances at all amps.
18. **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.
19. **Roofs** - Survey and determine condition of roofs at Elmwood. Potential replacement of all roofs at Elmwood, as well as 5 roofs at Ella Munal, 4 at Blackburn, and 1 and Anderson, with more to potentially be added with additional surveying.
20. **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.
21. **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.

22. **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.

- 23. Repositioning/Redevelopment** - HAP intends to explore and evaluate all potential redevelopment and repositioning options for its public housing portfolio during the upcoming fiscal years. 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.

HAP's goal in considering these options is to improve the long-term viability, physical condition, and financial sustainability of its affordable housing portfolio while ensuring the continued availability of housing opportunities for eligible families.

HAP will engage residents, the Resident Advisory Council, and the broader community and will comply with all HUD requirements for resident consultation, environmental review, and approval before submitting any formal applications or implementing any redevelopment or repositioning actions.

- 24. 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.

25. **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.
26. **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.
27. **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.

28. 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		3 Bedroom	
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

HAP has the environmental review in progress for this project, but has

decided to put it on hold for now. The environmental review was 90% complete so it will be completed and we will hold there as we focus on vacancy reduction. The review will be valid good for 5 years. HAP may still want to pursue this project, but will temporarily pause progress until we can better assess the agency as a whole once the environmental review is complete.

B.3 - Progress Report

1. **Computer and Technology Upgrades** - HAP has purchased equip for each office lobby with computer workstations for online applications, recertifications, interims, etc. These computers are currently being setup for distribution to the offices.
2. **HAP and Section 8 merger** - The HUD field office has helped HAP successfully merge the City of Paducah Section 8 (KY137) with the Housing Authority of Paducah (KY006) effective 07/01/2025
3. **Lead Based Paint** - All notifications were sent to tenants and all tenants have signed the updated LBP disclosure forms. HAP is working to secure a contractor for any abatement and continued monitoring efforts.
4. **ROSS Grant updates** - The 22 ROSS grant received approval for an extension through 12/31/2025 to continue using those funds, and were also awarded a new grant from 06/01/2025 - 05/31/2028. We are so excited to be able to continue this momentum and better serve our residents by connecting them to resources and opportunities' such as the Getting Ahead in a Just Gettin' by World program.
5. **"Orphaned Units"** - Upon the recommendation of the SAC office and the local field office, HAP withdrew their Part 200 application with the SAC office and instead the local field office was able to merge the units. Those merged units are now classified as Self-Sufficiency and Administrative use.
6. **Vehicle upgrades** - HAP has purchased. a new dump trump. We are awaiting delivery in January 2026.
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:

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
8154	407 CHERRY #3
3148	2300 OHIO #2
4029	709 N 7TH STREET APT 4
9043	125 Bridge Ct

The following 27 units are under contract and in progress through the Pool of Contractors:

4040	712 BOYD STREET APT 1
8173	1221 S 9th STREET APT 1
3117	701 S 22ND #4
3122	2250 OHIO #2
3338	2315 S 25TH #8
3055	719 S 22ND #5
3175	2336 OHIO #5
3196	2408 OHIO #6
3158	2316 OHIO #8
4042	712 BOYD STREET APT 3
4051	710 BOYD STREET APT 1
4059	819 N 7TH STREET APT 7
9047	117 Bridge Court
6128	206 Wall St Apt 2
3053	719 S 22ND #3
3079	723 S 22ND #1
3093	711 S 22ND #7
3149	2300 OHIO #1

3156	2316 OHIO #6
3164	2324 Ohio #6
3176	2336 Ohio #6
3289	2405 S 25TH #1
3295	2401 S 25TH #5
3302	2333 S 25TH #2
3305	2333 S 25th #5
3308	2333 S 25TH #8
3039	709 S 22nd #9

HAP intends to submit the following units for Modernization approval before this plan takes effect.

4074	718 Boyd St. APT 8
1509	919 N 11th St
8187	1218 Walter Jetton APT 4
9007	116 Bridge Court
9041	129 Bridge Court
6091	105 Wall St Apt 3
6070	300 Legion Dr APT 3
3052	719 S 22nd ST APT 2
3075	723 S 22nd ST APT 5
5363	2303 S 25th ST APT 3

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. Turnover has been high, but HAP has continued to push forward in hiring (rapid hiring event) and training, as well as utilizing contractors to help move the needle on the vacancies. HAP has also been gifted some funds to cover services from a local cleaning company who is currently cleaning some units that had already been repaired to get them ready for occupancy.
9. **Revert back to Site-Based Waiting Lists** -HAP moved back to Site-Based waiting lists and reduced 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 was implemented to help

reduce lease-up time and give applicants options for choosing their waiting lists. This was completed in March.

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. **ACOP and Admin Plan Revisions** - HAP will continue to monitor guidance from HUD to implement changes to our ACOP/Admin Plan to be in compliance with HUD regulation changes. HAP implemented further HOTMA changes to the ACOP effective 07/01/2025 per HUG guidance. HAP is currently making ACOP revisions to simplify the security deposit requirements and update language for clarification, as well as update income limits and flat rents. Admin Plan revisions are also included to be in compliance with HOTMA, update the Fair Market Rents, Income Limits, and Utility Allowances for the HCV program. Any upcoming changes to the ACOP/Admin Plan for HOTMA requirements will not be considered a significant amendment since they have been mentioned here.
12. **LEP and other assistance** - HAP has contracted with an outside company to provide language assistance to participants and applicants whose first language is not English. We are also engaging with a company who provides Braille documents for vision impaired applicants or participants.

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.