

Annual PHA Plan
PHA Fiscal Year 2002
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which 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.

This plan calls for the PHA to continue to improve the quality of its housing stock by using its capital fund to make its units more competitive with the private sector. ~~It also calls for the Housing Authority to submit a HOPE VI application for the development of a mixed income community at the K1-1 site.~~

The plan calls for the Housing Authority to maximize the effectiveness of both its public housing and Section 8 program to more fully utilize the funding and maximize the number of households assisted by the PHA. It also calls for the PHA to begin to tap other funding resources in order for the PHA to expand its role in affordable housing in the community. To that end, in the next two years six senior staff will be attending training on asset management, multi-family and single family financing strategies, and assisted living financing.

In the Section 8 program the agency has adopted a policy that allows housing choice vouchers to be used to support homeownership initiatives, authorizing first-time homebuyers to use the voucher to help defray mortgage payments.

The PHA will continue to implement policies, which will help program participants achieve post secondary education and employment training to enable them to increase their incomes and also help stabilize turnovers in the Section 8 program.

The PHA will begin implementing a 2001 ROSS program in partnership with local service agencies to promote self-sufficiency among residents on public assistance at Juniper Gardens (K1-01) and expand its social services role in the community.

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Attachments

Required Attachments:

X Admissions Policy for Deconcentration	ks001a01
X Capital Fund Program Annual Statement & 5-Year Action Plan.....	ks001b01
X Cap. Fund Annual Statement - KS16P9001706.....	ks001b02
X Cap. Fund Annual Statement - KS16P001707.....	ks001b03
X Cap. Fund Annual Statement - KS16P001708.....	ks001b04
X Cap. Fund Annual Statement KS16P00150100.....	ks001b05
X Summary of Progress of the Five-year Plan	ks001c01
X Resident Membership of the PHA Governing Board and Residents Advisory Boards.....	ks001d01
X Voluntary Conversion Required Initial Assessment.....	ks001e01
X RASS Follow-Up Plan (2001 REAC)	ks001f01

Optional Attachments:

X Comments of Resident Advisory Board or Boards	ks001g01
X Public Housing Asset Management Table	ks001h01
X PHA Pet Policy.....	ks001h01
X Policy Allowing Housing Choice Vouchers to Create Homeownership Opportunities	ks001i01

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
YES	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
YES	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
YES	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
YES	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
YES	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
YES	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
YES	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
YES	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
YES	Public housing rent determination policies, including the methodology for setting public housing flat rents X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
YES	Schedule of flat rents offered at each public housing development X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
YES	Section 8 rent determination (payment standard) policies X check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
YES	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
YES	Public housing grievance procedures. X check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
YES	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
YES	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
NO	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
YES	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
NO	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
YES	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NO	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
YES	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
NO	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NO	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
YES	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
NO	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
YES	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
YES	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
YES	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
NO	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs

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	Location
Income <= 30% of AMI	6845	N/A	N/A	N/A	N/A	N/A	N/A
Income >30% but <=50% of AMI	4262	N/A	N/A	N/A	N/A	N/A	N/A
Income >50% but <80% of AMI	5726	N/A	N/A	N/A	N/A	N/A	N/A
Elderly	3473	N/A	N/A	N/A	N/A	N/A	N/A
Families W/Disabilities	Unavailable	N/A	N/A	N/A	N/A	N/A	N/A
White	9239	N/A	N/A	N/A	N/A	N/A	N/A
Black	6421	N/A	N/A	N/A	N/A	N/A	N/A
Hispanic	854	N/A	N/A	N/A	N/A	N/A	N/A
All other	319	NA	N/A	N/A	N/A	N/A	N/A

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: 1999 State Consolidated Plan with updates – 2001 KCK Consolidated Plan
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year: 2000
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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 checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input 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/subjurisdiction:			
	Number of Families	Percent of Total Families	Annual Turnover
Waiting list total	195		674
Extremely low income (<=30% AMI)	167	86%	
Very low income (>30% but <=50% AMI)	26	13%	
Low income (>50% but <80% AMI)	2	0.01%	
Families with children	83	43%	
Elderly families	13	7%	
Families with Disabilities	59	30%	
Race/ethnicity (2)	161	83%	
Race/ethnicity (1)	34	17%	
Race/ethnicity (4)	0	0%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1 Bedroom	111	57%	259
2 Bedrooms	59	30%	242
3 Bedrooms	20	10%	147
4 Bedrooms	3	1%	24
5 Bedrooms	1	0.5%	3
5+ Bedrooms	1	0.5%	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: Adopt and implement policies to support and encourage the pursuit of self-sufficiency through education and job training

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: **Continue to pursue development of assisted housing.**

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
- 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.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2001 grants)		
a) Public Housing Operating Fund	\$3,598,103	
b) Public Housing Capital Fund	\$4,151,222	
c) HOPE VI Revitalization		
d) HOPE VI Demolition	972,000	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$2,605,843	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$533,151	
g) Resident Opportunity and Self-Sufficiency Grants	245,970	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)	N/A	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP – 501	\$2,505,746	Public Housing Capital Improvements
		Public Housing Capital Improvements
3. Public Housing Dwelling Rental Income	\$3,624,508	Public Housing Operation
4. Other income (list below)		
Interest Income	\$236,114	Public Housing Operation
Other Income	\$308,390	Public Housing Operation
4. Non-federal sources (list below)		
Total resources	\$18,781,047	

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)
- 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)
- 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? **0**

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
- 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
- 2** Substandard housing
- 2** Homelessness
- 2** High rent burden

Other preferences (select all that apply)

3 Working families and those unable to work because of age or disability

Veterans and veterans' families

4 Residents who live 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)

(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)

(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: **On a case-by-case basis.**

(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
- 2** Substandard housing
- 2** Homelessness
- 2** 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
- 5** Residents who live 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

X Other preferences:

3 Adult children of current Section 8 or Public housing residents, who are currently enrolled in a Post Secondary Education Program.

4 Adult children of residents who live in the jurisdiction, who are enrolled in a Post Secondary Education program

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

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:

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: **The PHA employs a flat rent at the option of the resident. Flat rents are based on bedroom size: 0 Bedrooms - \$240/mon; 1 Bedrooms - \$342/mon; 2 Bedrooms - \$397/mon; 3 Bedrooms - \$486/mon; 4 Bedrooms - \$504/mon; 5 Bedrooms - \$575/mon, and 6 Bedrooms - \$723/mon**

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
- Other (describe below)

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)
- 95th 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: 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: **Any time the family experiences a change in family composition**

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?

h. Flat Rents: 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: **Comparison to average Section 8 rents paid currently.**

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)

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.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1834	480
Section 8 Vouchers	555	201
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)	1834	480
Other Federal Programs: ROSS	16	4

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:
- (2) Section 8 Management:

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)

- 1) Informal and Formal Hearings
- 2) Hearing Officers

See attached PHA Grievance Procedures: **Attachment ks001g01**

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 **ks001e02**

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 **ks001e03**

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: **K1-1 Juniper Gardens**
- 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: **K1-1 Juniper Gardens**
- 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.)

Demolition/Disposition Activity Description
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: <u>(DD/MM/YY)</u>
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 903.79 (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.

Designation of Public Housing Activity Description	
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:	<u>(DD/MM/YY)</u>
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.

Conversion of Public Housing Activity Description
1a. Development name: Juniper Gardens
1b. Development (project) number: K1-1
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input checked="" 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 checked="" 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 checked="" type="checkbox"/> Conversion Plan submitted to HUD on: 03061999 <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: Approved 11/16/01 <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.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
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 (1)]

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? 06/13/01

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)
ROSS Grant (K1-01)		TANF Recipients	Heart of America Family Services – On-site on K1-01	Public Housing Residents

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2001 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:

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 use 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?

K1-01 – Juniper Gardens

K1-02 – St. Margaret’s

K1-05 – Belrose Manor

K1-12 Chalet Manor

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? **All Developments**

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? **All**

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2001 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- 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 2001 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

The PHA “Pet Policy” is included in this plan as **Attachment ks001h01**

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.

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:

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 **ks001g01**
 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: Most comments were positive and supportive.

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:

Unified Government of Wyandotte County/Kansas City Kansas

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)
- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments:

- Public facility improvements
- Demolition of vacant and unsafe structures

Programs that provide increased homeownership opportunities
Economic development activities for job creation and development

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.

- X Admissions Policy for Deconcentration ks001a01
- X Capital Fund Program Annual Statement & 5-Year Action Planks001b01
(KS16P9001706 – KS16P001707 – KS16P001708 – KS16P00150100)
- X Summary of Progress of the Five-year Planks001c01
- X Resident Membership of the PHA Governing Board
and Residents Advisory Boardsks001d01
- X Voluntary Conversion Required Initial Assessment.....ks001e01
- X RASS Follow-Up Plan (2001 REAC)ks001f01
- X Comments of Resident Advisory Board or Boards.....ks001g01
- X Public Housing Asset Management Tableks001h01
- X PHA Pet Policy.....ks001h01
- X Policy Allowing Housing Choice Vouchers to Create
Homeownership Opportunitiesks001i01

Attachment “A”
Methods of Administration of Low-Rent Housing under Title VI
Of the Civil Rights Act of 1964
for the Housing Authority of the City of Kansas City, Kansas

Whereas, it was deemed necessary to establish methods of Administration of the Housing Authority’s low-rent housing project receiving Federal financial assistance under the United States Housing Act of 1937, as amended, in order to fulfill the Housing Authority’s responsibilities pursuant to Title VI of the Civil Rights Act of 1964. The following Methods of Administration, a copy of which will be conspicuously posted in all Authority facilities which are open to the public, have been adopted for use by the Kansas City, Kansas Housing Authority pursuant to Title VI of the Civil Rights Act of 1964.

1. This Authority does not discriminate on the grounds of race, color, sex, religion, handicap or national origin in any phase of its operation. Further, there shall be no intimidatory or retaliatory action by this Authority or its staff against any applicant or Resident because of participation in civil rights activities or for having asserted any of his/her rights under the Civil Rights Act and the regulations and requirements pursuant thereto.
2. Applications for housing will be accepted between the hours of 7:00am and 5:00pm, Monday through Friday, at the following address: 1124 North 9th Street, Kansas City, Kansas 66101.
3. Such location of facilities for filing of applications for tenancy and such circumstances for acceptance of applications will afford the applicant the greatest opportunity of his/her rights under the Resident Selection and Assignment Plan adopted by the Local Authority. Applications filed shall be dated and time-stamped.
4. Each applicant shall be assigned his/her appropriate place on a community wide basis in sequence based upon date and time his/her application is received, suitable type or size of unit, and factors affecting preference or priority established by the Local Authority’s regulations, which are not inconsistent with the objectives of Title VI of the Civil Rights Act of 1964 and Department of Housing and Urban Development regulations and requirements pursuant thereto.
5. Our plan for selection of residents and their assignment to dwelling units is as follows:

Plan A: Consistent with Section 513 of the Quality Housing and Work Responsibility Act of 1998, with respect to income targeting, offers shall be made first in locations targeted by the Local Authority. The Local Authority shall target two developments per quarter to promote de-concentration of poverty in public housing. The first target area will be designated to higher income applicants and the second area shall be designated for very low incomes. If an applicant’s annual income is above 50% of Median Area Income (MAI) the offer shall first be made in targeted locations having

the lowest percentage of residents above 50% of MAI. If an applicant's annual income is below 30% of MAI the offer shall first be made in targeted locations having the lowest percentage of residents below 30% of MAI. If the applicant rejects this first offer subsequent offers will be consistent with Plan B.

Plan B: (1) If there is a suitable vacant unit in more than one location, the applicant shall be offered the unit at the location that contains the largest number of vacancies. If the applicant rejects the first vacancy offered, he/she shall be offered a suitable unit at a location containing the next highest number of vacancies. If the applicant rejects three such offers, he/she shall be placed on the bottom of the eligible list. The Local Authority shall make all such offers in sequence and there must be a rejection of a prior offer before the applicant may be offered another location.

(2) If there are only two locations at which suitable vacancies exist, the applicant shall be offered the unit at the location that contains the largest number of vacancies. If the applicant rejects the first vacancy offered, he/she shall be offered a suitable unit at a location containing the next highest number of vacancies. If the applicant rejects the second, his/her name shall be placed on the bottom of the eligible list. The Local Authority shall make all such offers in sequence and there must be a rejection of a prior offer before the applicant may be offered another location.

(3) If there is only one location at which suitable vacancies exist, , the applicant shall be offered the unit at that and if the applicant rejects such offer, he/she shall be given a second offer of a suitable vacancy as soon as one becomes available. If he/she rejects the second offer, he/she shall be placed on the bottom of the eligible list. The Local Authority shall make all such offers in sequence and there must be a rejection of a prior offer before the applicant may be offered another location.

6. Applicants may reject offers of vacancies without being moved from their place on the eligible applicant's list in case of hardship or handicap not related to consideration of race, color, or national origin, as follows:
 - a. If the applicant is willing to accept the unit offered but is unable to move at the time of the offer and presents clear evidence of his/her inability to move to the Local Authority's satisfaction, refusal of the offer shall not count as one of the number of allowable refusals permitted the applicant before placing his/her name at the bottom of the eligible applicant list.
 - b. If an applicant presents to the satisfaction of the Local Authority clear evidence that acceptance of a given offer of a suitable vacancy will result in undue hardship or handicap not related to consideration of race, color, or national origin, such as inaccessibility to source of employment, children's daycare center, and the like, refusal of such offer shall not be counted as one of the number of allowable refusals permitted the applicant before placing his/her name at the bottom of the eligible applicant list.

7. For the purpose of making offers, each development project shall be considered a separate location, including those developments, which are scattered sites.
8. The Local Authority shall maintain a record of the vacancies offered, including location, date, and circumstances of each offer and each rejection or acceptance.
9. Reassignments or transfers to other dwelling units:

Reassignments or transfers to other dwelling units will be made without regard to race, color, or national origin as follows: Residents will not be transferred to a dwelling unit of equal size either within a development or between developments, except for alleviating hardships as determined by the Executive Director or his/her designee. Transfers within developments shall be made to correct occupancy standards. Transfers between developments shall be made for families requiring larger size units which do not exist with the development; i.e. residents requires a five-bedroom unit and lives in development A which has only one four-bedroom unit. This resident may, therefore, be considered for a transfer to a development containing five-bedroom units.

10. This Authority will receive and process complaints from or on behalf of any person who believes him/herself to be subject to discrimination by this Authority or its staff, and will keep record of each complaint by whom made, investigation and hearing (if any), and evaluation. The filing of a complaint with this Authority will not prevent the subsequent filing of a complaint with the Department of Housing and Urban Development. Posted in all development offices for public information and inspection is a copy of the Grievance Procedure of the Housing Authority of the City of Kansas City, Kansas.
11. This Authority will periodically review its practices to assure that they are in conformity with its obligations under the regulations and requirements of the Department of Housing and Urban Development.
12. This Authority will make quarterly reports to the Department of Housing and Urban Development, giving the number of complaints and all related data with regard to such complaints, or reporting that there have been no complaints (if applicable) for the quarter covered with regard to complaints about discrimination.

RESOLUTION NO. 2351

**AMENDING THE METHODS OF ADMINISTRATION
TO INCLUDE INCOME TARGETING**

WHEREAS, Section 513 of the Quality Housing and Work Responsibility Act of 1998 requires Public Housing Authorities to promote de-concentration of poverty in Public Housing, and;

WHEREAS, the Housing Authority's current system of offers, established by the Methods of Administration, is inadequate to effect the necessary de-concentration, and;

WHEREAS; Board approval is necessary to amend the Methods of Administration,

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Kansas City, Kansas that the Methods of Administration are amended, as attached, to reflect necessary changes to the Methods of Administration.

APPROVED AT THE ANNUAL MEETING JUNE 17, 1999

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

PHA Name: Kansas City, Kansas Housing Authority	Grant Type and Number Capital Fund Program Grant No. KS 16P00150101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (Revision No.:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	\$400,000.00			
3	1408 Management Improvements	\$100,000.00			
4	1410 Administration	\$150,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$70,882.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$1,721,000.00			
11	1465.1 Dwelling Equipment-Nonexpendable	\$67,400.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$60,000.00			
14	1485 Demolition				
15	1490 Replacement Reserves				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$82,000.00			
18	1499 Development Activities	\$1,500,000.00			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of Lines 2 to 20)	\$4,151,282.00		\$0.00	\$0.00
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	Amount of Line 21 Related to Security-Hard Costs				
26	Amount of Line 21 Related to Energy Conversation Measures				

Capital Fund Program Five-Year Action Plan

Part I: Summary

HAName:		Locality: (City/County & State)		<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____	
Kansas City, Kansas Housing Authority		Kansas City, Wyandotte County, Kansas			
Development Number/Name/HA-Wide	Work Statement For Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: 2002 PHA FY: 2002	FFY Grant: 2003 PHA FY: 2003	FFY Grant: 2004 PHA FY: 2004	FFY Grant: 2005 PHA FY: 2005
K1-1 Juniper Gardens	S E E A N N U A L S T A T E M E N T	\$1,500,000.00	\$1,500,000.00	\$1,500,000.00	\$452,222.00
K1-4 Wyandotte Tower			\$700,000.00		
K1-5 Belrose Manor					\$600,000.00
K1-6 Douglas Heights Elderly		\$290,000.00	\$585,000.00	\$625,000.00	\$375,000.00
K1-9 Scattered Sites		\$150,000.00			
K1-10 Scattered Sites				\$500,000.00	\$960,000.00
K1-13 Welborn Villa				\$190,492.00	
K1-14 Bethany Tower		\$865,000.00		\$50,000.00	
K1-15 Scattered Houses					\$120,000.00
K1-17 Glanville Tower		\$125,000.00	\$25,000.00	\$294,611.00	\$650,000.00
K1-18 Rosedale Tower			\$25,000.00	\$244,611.00	
K1-20 Westgate Tower			\$30,000.00	\$50,000.00	
K1-4,K1-6,K1-14,K1-17,K1-18 and K1-20 Highrises					
CFP Funds Listed for 5-Year Planning		\$2,930,000.00	\$3,055,492.00	\$3,264,222.00	\$3,157,222.00
Replacement Housing Factor Funds					

**Annual Statement
Part 1: Summary
Comprehensive Grant Program**

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

PHA Name: Kansas City, Kansas Housing Authority	Comprehensive Grant Number: KS16P001706	FFY of Grant Approval: 1997
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number

Performance and Evaluation Report For Program Year Ending 09/30/01

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$183,780.00		\$183,780.00	\$183,780.00
4	1410 Administration	\$157,922.00		\$157,922.00	\$157,922.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$85,226.00		\$85,226.00	\$85,226.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$499,527.00		\$499,527.00	\$499,527.00
10	1460 Dwelling Structures	\$1,860,232.00		\$1,860,232.00	\$1,860,232.00
11	1465 Dwelling Equipment-Nonexpendable	\$122,983.00		\$122,983.00	\$122,983.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$24,692.00		\$24,692.00	\$24,692.00
14	1485 Demolition				
15	1490 Replacement Reserves				
16	1495 Relocation Costs	\$18,729.00		\$18,729.00	\$18,729.00
17	1498 Mod Used for Development				
18	1502 Contingency				
19	Amount of Annual Grant (Sum of Lines 2 to 18)	\$2,953,091.00		\$2,953,091.00	\$2,953,091.00
20	Amount of Line 19 Related to LBP Activities				
21	Amount of Line 19 Related to Section 504 Compliance				
22	Amount of Line 19 Related to Security				
23	Amount of Line 19 Related to Energy Conversation Measures				
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

Annual Statement
Part II: Supporting Pages
Comprehensive Grant Program (CGP)

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
K1-2 St. Margaret's Park	Fencing	1450	1	\$172,493.00		\$172,493.00	\$172,493.00
K1-4 Wyandotte Tower	Interior Repairs	1460	54	\$981,108.00		\$981,108.00	\$981,108.00
	Relocation	1495.1	54	\$9,575.00		\$9,575.00	\$9,575.00
	Appliances	1465.1	54	\$21,294.00		\$21,294.00	\$21,294.00
	Elevators	1460	2	\$154,564.00		\$154,564.00	\$154,564.00
K1-5 Belrose Manor	Resurface Driveways	1450	90	\$163,852.00		\$163,852.00	\$163,852.00
K1-6E Douglas Heights	HVAC	1460	1	\$34,495.00		\$34,495.00	\$34,495.00
	Trash Compactor	1465	1	\$10,197.00		\$10,197.00	\$10,197.00
	Domestic Hot Water	1465	2	\$0.00		\$0.00	\$0.00
K1-6F Douglas Heights	Interior Unit Repairs	1460	44	\$502,251.00		\$502,251.00	\$502,251.00
	Relocation	1495.1	44	\$9,154.00		\$9,154.00	\$9,154.00
K1-10 Scattered Sites	Fire Repair and Modernization	1460	3	\$0.00		\$0.00	\$0.00
K1-12 Chalet Manor	Roofs	1460		\$0.00		\$0.00	\$0.00
	Foundation Repairs	1460	1	\$10,000.00		\$10,000.00	\$10,000.00
	Retaining Wall Replacement	1450	3	\$68,216.00		\$68,216.00	\$68,216.00
K1-13 Welborn Villa	Parking Lots	1450	2	\$35,747.00		\$34,747.00	\$34,747.00

Annual Statement
Part II: Supporting Pages
Comprehensive Grant Program (CGP)

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
K1-14 Bethany Tower	Elevators	1460	2	\$141,834.00		\$141,834.00	\$141,834.00	Complete
	Trash Compactor	1465	1	\$10,197.00		\$10,197.00	\$10,197.00	Complete
K1-15 Scattered Sites	Driveways	1450	20	\$40,748.00		\$40,748.00	\$40,748.00	Complete
K1-17 Glanville Tower	Trash Compactor	1465	1	\$10,197.00		\$10,197.00	\$10,197.00	Complete
	HVAC	1460	2	\$35,980.00		\$35,980.00	\$35,980.00	Complete
K1-18 Rosedale Tower	Trash Compactor	1465	1	\$10,197.00		\$10,197.00	\$10,197.00	Complete
K1-20 Westgate Tower	Chiller Tubes & Heads	1465	2	\$32,281.00		\$32,281.00	\$32,281.00	Complete
K1-22 Westgate Villa	Parking Lot	1450		\$18,471.00		\$18,471.00	\$18,471.00	Complete
K1-23 Scattered Sites	Driveways	1450		\$0.00		\$0.00	\$0.00	Complete
K1-24 Plaza Tower	HVAC	1465		\$0.00		\$0.00	\$0.00	Complete
	Domestic Hot Water	1465		\$0.00		\$0.00	\$0.00	Complete
K1-ALL	Management Improvements							
	Janitor (K1-4)	1408		\$20,000.00		\$20,000.00	\$20,000.00	Complete
	Rehab Crew	1408		\$102,980.00		\$102,980.00	\$102,980.00	Complete
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date				

**Annual Statement
Part II: Supporting Pages
Comprehensive Grant Program (CGP)**

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
K1-ALL	Hope VI Preparation	1408		\$20,800.00		\$20,800.00	\$20,800.00	Complete
	Social Services Coordinator	1408		\$40,000.00		\$40,000.00	\$40,000.00	Complete
	Administration	1410		\$157,922.00		\$157,922.00	\$157,922.00	Complete
	Industrial Floor Machine	1475	1	\$4,927.00		\$4,927.00	\$4,927.00	Complete
	Truck	1475	1	\$19,765.00		\$19,765.00	\$19,765.00	Complete
K1-1	Architecture / Engineering	1430		\$1,869.00		\$1,869.00	\$1,869.00	Complete
K1-3	Architecture / Engineering	1430		\$989.00		\$989.00	\$989.00	Complete
K1-4	Architecture / Engineering	1430		\$8,749.00		\$8,749.00	\$8,749.00	Complete
K1-5	Architecture / Engineering	1430		\$4,000.00		\$4,000.00	\$4,000.00	Complete
K1-6	Architecture / Engineering	1430		\$37,874.00		\$37,874.00	\$37,874.00	Complete
K1-7	Architecture / Engineering	1430		\$3,628.00		\$3,628.00	\$3,628.00	Complete
K1-10	Architecture / Engineering	1430		\$1,869.00		\$1,869.00	\$1,869.00	Complete
K1-12	Architecture / Engineering	1430		\$15,500.00		\$15,500.00	\$15,500.00	Complete
K1-13	Architecture / Engineering	1430		\$1,500.00		\$1,500.00	\$1,500.00	Complete
K1-14	Architecture / Engineering	1430		\$0.00		\$0.00	\$0.00	
K1-15	Architecture / Engineering	1430		\$4,000.00		\$4,000.00	\$4,000.00	Complete
K1-17	Architecture / Engineering	1430		\$1,874.00		\$1,874.00	\$1,874.00	Complete
K1-20	Architecture / Engineering	1430		\$1,874.00		\$1,874.00	\$1,874.00	Complete
K1-22	Architecture / Engineering	1430		\$1,500.00		\$1,500.00	\$1,500.00	Complete
707 CGP	Architecture / Engineering	1430		\$0.00		\$0.00	\$0.00	
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date				

Annual Statement
Part III: Implementation Schedule
Comprehensive Grant Program (CGP)

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons For Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
K1-2	09/30/1999		03/31/1999	09/30/2000		06/30/2000	
K1-4	09/30/1999		03/31/1999	09/30/2000		03/31/2000	
K1-5	09/30/1999		12/31/1998	09/30/2000		12/31/1999	
K1-6E	09/30/1999		09/30/1999	09/30/2000		03/31/2000	
K1-6F	09/30/1999		03/31/1999	09/30/2000		06/30/2000	
K1-12	09/30/1999		03/31/1999	09/30/2000		03/31/1999	
K1-13	09/30/1999		03/31/1999	09/30/2000		06/30/1999	
K1-14	09/30/1999		09/30/1999	09/30/2000		03/31/2000	
K1-15	09/30/1999		03/31/1999	09/30/2000		12/31/1999	
K1-17	09/30/1999		09/30/1999	09/30/2000		03/31/2000	
K1-18	09/30/1999		09/30/1999	09/30/2000		03/31/2000	
K1-20	09/30/1999		12/31/1998	09/30/2000		03/31/2000	
K1-22	09/30/1999		03/31/1999	09/30/2000		06/30/1999	
K1-24	09/30/1999		12/31/1998	09/30/2000		06/30/1999	
K1-ALL	09/30/1999		12/31/1998	09/30/2000		06/30/2000	

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date
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**Annual Statement
Part 1: Summary
Comprehensive Grant Program**

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

PHA Name: Kansas City, Kansas Housing Authority	Comprehensive Grant Number: KS16P001707 FY of Grant Approval: 1998
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Perfo

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$275,872.00		\$275,872.00	\$275,872.00
4	1410 Administration	\$135,000.00		\$135,000.00	\$135,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$331,018.00		\$331,018.00	\$331,018.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$27,184.00		\$27,184.00	\$27,184.00
10	1460 Dwelling Structures	\$2,273,042.00		\$2,273,042.00	\$2,200,492.00
11	1465 Dwelling Equipment-Nonexpendable	\$81,733.00		\$81,733.00	\$81,733.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$17,610.00		\$17,610.00	\$17,610.00
14	1485 Demolition				
15	1490 Replacement Reserves				
16	1495 Relocation Costs	\$28,013.00		\$28,013.00	\$28,013.00
17	1498 Mod Used for Development				
18	1502 Contingency				
19	Amount of Annual Grant (Sum of Lines 2 to 18)	\$3,169,472.00		\$3,169,472.00	\$3,096,922.00
20	Amount of Line 19 Related to LBP Activities				
21	Amount of Line 19 Related to Section 504 Compliance				
22	Amount of Line 19 Related to Security				
23	Amount of Line 19 Related to Energy Conversation Meausres				
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

**Annual Statement
Part II: Supporting Pages
Comprehensive Grant Program (CGP)**

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
K1-2 St. Margaret's Park	Fencing	1450		\$27,184.00		\$27,184.00	\$27,184.00	Complete
K1-4 Wyandotte Tower	Interior Repairs	1460	54	\$76,054.00		\$76,054.00	\$76,054.00	Complete
	Relocation	1495.1	54	\$14,092.00		\$14,092.00	\$14,092.00	Complete
	Appliances	1465.1	18	\$16,470.00		\$16,470.00	\$16,470.00	Complete
K1-6F Douglas Heights	Interior Repairs	1460	55	\$1,348,179.00		\$1,348,179.00	\$1,348,179.00	Complete
	Relocation	1495.1	55	\$13,921.00		\$13,921.00	\$13,921.00	Complete
	Appliances	1465.1	99	\$54,450.00		\$54,450.00	\$54,450.00	Complete
K1-10 Scattered Site	Fire Repair and Moderniz	1460	3	\$73,027.00		\$73,027.00	\$73,027.00	Complete
K1-14 Bethany Tower	Cooling Tower Repair	1465	1	\$10,813.00		\$10,813.00	\$10,813.00	
K1-17 Glanville Tower	Elevators	1460	2	\$207,633.00		\$207,633.00	\$199,477.00	Substantially Comp.
K1-18 Rosedale Tower	Elevators	1460	2	\$194,530.00		\$194,530.00	\$194,530.00	Complete
K1-24 Plaza Tower	Exterior Repair and Pain	1460	1	\$203,184.00		\$203,184.00	\$203,184.00	Complete
	Elevators	1460	2	\$170,434.00		\$170,434.00	\$106,040.00	Substantially Comp.
K1-ALL	Architecture / Engineerin	1430		\$131,752.00		\$131,752.00	\$131,752.00	Complete
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date				

**Annual Statement
Part II: Supporting Pages
Comprehensive Grant Program (CGP)**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
K1-1 Juniper Gardens	Conversion Planning	1430		\$199,266.00		\$199,266.00	\$199,266.00	Complete
K1-ALL	Management Improvement							
	Janitor (K1-4)	1408		\$20,000.00		\$20,000.00	\$20,000.00	Complete
	Rehab Crew	1408		\$80,000.00		\$80,000.00	\$80,000.00	Complete
	Social Services Coordinator	1408		\$40,000.00		\$40,000.00	\$40,000.00	Complete
	Main Office Improvements Board Room Enlargement, New Pay Window & Misc. Improvements	1408		\$131,297.00		\$131,297.00	\$131,297.00	Complete
	Emergency Monitor Equipment	1408		\$4,575.00		\$4,575.00	\$4,575.00	Complete
K1-ALL	Truck	1475		\$17,610.00		\$17,160.00	\$17,160.00	Complete

**Annual Statement
Part III: Implementation Schedule
Comprehensive Grant Program (CGP)**

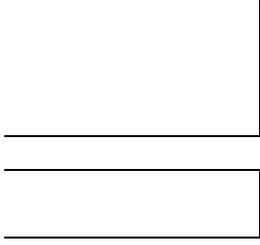
Development Number/Name HA- Wide Activities	Funds Obligated (Quarter Ending) / Funds Expended (Quarter Ending)						Reasons For Revised T.
	Original	Revised	Actual	Original	Revised	Actual	
K1-2	09/30/2000		03/31/1999	09/30/2001		09/30/2001	Substantially Complete, Punch List and Final Paperwork to be complete in 60 days
K1-4	09/30/2000		12/31/1999	09/30/2001		09/30/2001	
K1-6F	09/30/2000		06/30/2000	09/30/2001		09/30/2001	
K1-10	09/30/2000		09/30/2000	09/30/2001		09/30/2001	
K1-14	09/30/2000		12/31/1999	09/30/2001		03/31/2001	
K1-17	09/30/2000		06/30/2000	09/30/2001		12/31/2001	Substantially Complete, Punch List and Final Paperwork to be complete in 60 days
K1-18	09/30/2000		09/30/2000	09/30/2001		09/30/2001	
K1-24	09/30/2000		06/30/2000	09/30/2001		12/31/2001	
K1-ALL	09/30/2000		06/30/2000	09/30/2001		09/30/2001	

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Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

arget Dates



**Annual Statement
Part 1: Summary
Comprehensive Grant Program**

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

PHA Name: Kansas City, Kansas Housing Authority	Comprehensive Grant Number: KS16P001708 FY of Grant Approval: 1999
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Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$140,000.00		\$140,000.00	\$116,556.00
4	1410 Administration	\$150,000.00		\$150,000.00	\$150,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$324,259.00		\$324,259.00	\$324,259.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$2,414,702.00		\$2,414,702.00	\$377,522.00
11	1465 Dwelling Equipment-Nonexpendable	\$492,728.00		\$492,728.00	\$453,308.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$41,114.00		\$41,114.00	\$41,114.00
14	1485 Demolition				
15	1490 Replacement Reserves				
16	1495 Relocation Costs				
17	1498 Mod Used for Development				
18	1502 Contingency				
19	Amount of Annual Grant (Sum of Lines 2 to 18)	\$3,562,803.00		\$3,562,803.00	\$1,462,759.00
20	Amount of Line 19 Related to LBP Activities				
21	Amount of Line 19 Related to Section 504 Compliance				
22	Amount of Line 19 Related to Security				
23	Amount of Line 19 Related to Energy Conversation Meausres				
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

**Annual Statement
Part II: Supporting Pages
Comprehensive Grant Program (CGP)**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
K1-1 Juniper Gardens	Plan Implementation	1460		\$1,522,292.00		\$1,522,292.00	\$17,926.00	Underway
	Relocation	1495.1		\$0.00		\$0.00	\$0.00	
K1-4 Wyandotte Towers	Heat Pump Replacement	1465.1	317	\$364,024.00		\$364,024.00	\$364,024.00	Complete
	Appliances	1465.1		\$0.00		\$0.00	\$0.00	
K1-6F Douglas Heights	Interior Repairs	1460	10	\$436,607.00		\$436,607.00	\$19,134.00	Underway
K1-13 Welborn Villa	Exterior Repairs	1460		\$80,420.00		\$80,420.00	\$80,420.00	Complete
K1-14 Bethany Tower	Interior Unit Repair(Sprinklers)	1460		\$257,054.00		\$257,054.00	\$257,054.00	Complete
	Relocation	1495.1		\$0.00		\$0.00	\$0.00	
	Appliances	1465.1		\$0.00		\$0.00	\$0.00	
K1-18 Rosedale Tower	A/C Condenser Replacement	1465.1	1	\$128,704.00		\$128,704.00	\$128,704.00	Complete
K1-20 Westgate Tower	Roof Replacement	1460	1	\$118,329.00		\$118,329.00	\$2,808.00	Underway
K1-4, K1-6, K1-13, K1-14, K1-17, K1-18, K1-20, and K1-24	Security Cameras and Lighting	1460		\$0.00		\$0.00	\$0.00	

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date



**Annual Statement
Part II: Supporting Pages
Comprehensive Grant Program (CGP)**

Development Account Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
			Original	Revised	Funds Obligated	Funds Expended		
			K1-ALL	Architecture / Engineering	1430	\$324,259.00		
K1-ALL	Administration	1410	\$150,000.00		\$150,000.00	\$150,000.00	Complete	
K1-ALL	Management Improvements							
	Janitor (K1-4)	1408	\$20,000.00		\$20,000.00	\$20,000.00	Complete	
	Rehab Crew	1408	\$80,000.00		\$80,000.00	\$80,000.00	Complete	
	Social Services Coordinator	1408	\$40,000.00		\$40,000.00	\$40,000.00	Complete	
	Emergency Monitor Equipment	1408	\$0.00		\$0.00	\$0.00		
K1-ALL	Mod. Office Copier	1475	1	\$4,124.00		\$4,124.00	\$4,124.00	Complete
	Computer Upgrades	1475	1	\$20,000.00		\$20,000.00	\$20,000.00	Complete
	Truck	1475	1	\$16,990.00		\$16,990.00	\$16,990.00	Complete

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date



Annual Statement
Part III: Implementation Schedule
Comprehensive Grant Program (CGP)

Development Number/Name HA-Wide Activities	Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons For
	Original	Revised	Actual	Original	Revised	Actual	
	K1-1	03/31/2001		09/30/2001	09/30/2002		
K1-4	03/31/2001		09/30/2001	09/30/2002		09/30/2001	
K1-6F	03/31/2001		06/30/2000	09/30/2002			
K1-14	03/31/2001		09/30/2001	09/30/2002		09/30/2001	
K1-18	03/31/2001		06/30/2000	09/30/2002		09/30/2001	
K1-ALL	03/31/2001		09/30/2001	09/30/2002			

or Revised Target Dates

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

PHA Name: Kansas City, Kansas Housing Authority	Grant Type and Number Capital Fund Program Grant No. KS 16P00150100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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_____ Original Annual Statement _____ Reserve for Disasters/Emergencies _____ Revised Annual Statement (Revision No.:)
 X Performance and Evaluation Report for Period Ending: 9/30/01 _____ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	\$400,000.00		\$400,000.00	
3	1408 Management Improvements	\$203,355.00		\$159,461.00	\$19,461.00
4	1410 Administration	\$150,000.00		\$150,000.00	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$129,702.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$1,919,331.00		\$116,596.00	\$770.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$259,080.00		\$540.00	\$540.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$57,000.00		\$23,246.00	\$16,946.00
14	1485 Demolition				
15	1490 Replacement Reserves				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$181,568.00			
18	1499 Development Activities	\$768,456.00		\$768,456.00	
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of Lines 2 to 20)	\$4,068,492.00		\$1,618,299.00	\$37,717.00
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	Amount of Line 21 Related to Security-Hard Costs				
26	Amount of Line 21 Related to Energy Conversation 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: Kansas City Kansas Housing Authority	Grant Type and Number Capital Fund Program No: KS16P00150100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
K1-1 Juniper Gardens	Rehousing for Residents	1499		768,456.00		768,456.00		
	Relocation	1495.1		10,000.00				
K1-4 Wyandotte Tower	Interior Repair	1460		115,826.00		115,826.00		
	Appliances	1465.1		98,530.00				
K1-6 Douglas Heights	Appliances	1465.1		30,550.00				
K1-12 Chalet Manor	Interior Repair	1460	32	747,083.00		770.00	770.00	
	Relocation	1495.1	32	54,432.00				
	Appliances	1465.1	32	28,000.00				
K1-14 Bethany Tower	Interior Repair	1460	48	906,422.00				
	Relocation	1495.1	48	117,136.00				
	Appliances	1465.1	48	72,000.00				
K1-17 Glanville Tower	Duct Heaters (Common Areas)	1465.1	4	30,000.00		540.00	540.00	
K1-4,K1-6,K1-13,K1-14,K1-17, K1-18,K1-20,&K1-24	Security Cameras and Lighting	1460		150,000.00				
K1-ALL	Architecture / Engineering	1430		129,702.00				

Attachment “C”

Statement of Progress of the Agency Five-year Plan

The Housing Authority began the implementation of its plan in the following ways:

1. It has sent 3 senior staff to development training and plans to send 3 other senior staff next fiscal year.
2. It is sending three senior staff to asset management training in January 2001.
3. In July 2000 we published an R.F.P. for Development Partners, and have tentatively designated two development partners. These Development Initiatives, which will be financed under the mixed finance rule using public housing Cap Fund; LIHTC; and private capital to create to a total of 58 new construction units and 121 substantially new rehabilitation units, of which 42 units will be new public housing units (12 new construction, 30 rehabilitated units). Closings are planned for May or June 2001.
4. The Housing Authority will publish a second R.F.P. in February 2001 for a 2nd round of Development Partners.

The Agency plans on applying again for a Hope VI Grant to assist in these development and re-development efforts.

**Attachment “D”
Resident Membership of the Governing Board
and Resident Advisory Boards**

KCKHA Board of Commissioners Resident Commissioner

Elected by the members of the United Residents Council and United Presidents Council,
Appointed by the Mayor/CEO of the Unified Government of WYCO/KCK for a four-year term

Resident Board Member.....Nell Hoyes

United Presidents Council

Ms. Carla Womack.....	President
Ms. Pamela McKnight.....	Vice President
Ms. Roz Turner	Secretary
Mr. David Harrington.....	Treasurer
Ms. Loretta Jackson.....	Member
Ms. Elizabeth Peoples	Member
Ms. Willie Brockman	Member
Ms. Tenzi Gilbreath.....	Member
Ms. Teresa Lynch	Member
Ms. Patricia Young.....	Member

United Residents Council Membership

Ms. Lenora McBride	Ms. JoAnn McNair
Mr. Robert Coleman	Ms. Mable Monore
Ms. Gertrude Hayes	Ms. Lynetha Cole
Ms. Versie Goff	Ms. Cindy Lockett
Ms. Emma J. Jefferson	Ms. Nell Hoyes
Ms. Maude Bonner	Ms. Joyce Billups
Ms. Fredia Stone	Ms. Verla Burdette
Ms. Carmen Siers	Ms. Sharon Jacobs
Ms. Charlene Hicks	Ms. LaDonna Trotter
Ms. Jan Kerr	Ms. Flossie Watson
Ms. Juanita Collins	Ms. Dorothy Harrell
Ms. Barbara Sue Pritchett	Mr. Jim Bailey
Ms. Theresa Sachen	Ms. Georgia Dwight
Mr. Harvey Duke	Ms. Vivian Bryant
Ms. Shirley Moore	Ms. Lucy Sue Adair
Ms. Clydean Tomasevic	Ms. Colleen Farren

Cost Comparison Spreadsheet (K1-2 St. Margaret's Park)

1 Modernization / Development Cost

Demolition Cost				
Construction / Modernization Costs				
Total		247500		
Occupied Units Post Revitalization		99		
Per Unit Development Cost		2500		
Number of Months (if rehab enter 180; if new enter 270)		180		
Amortized Cost (per unit cost/months)		13.88888889		13.89

2 Accrual Costs

TDC		\$182,322		
Adjusted TDC (minus 50% of per units mod/development cost)				
50 Year Replacement (X .02)		937.44		
Monthly Accrual (/12)		78.12		78.12

3 Monthly Operating Cost

Projected Operating Cost (PUM)				298.58
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4 Total Cost to Operate as Public Housing

390.59

5 Voucher Cost

Unit Size	# of Units	FMR	Units X FMR	Admin.	Units X Admin	Total
0BR		418	0	41.15	0	0
1BR	10	526	5260	41.15	411.5	5671.5
2BR	30	633	18990	41.15	1234.5	20224.5
3BR	44	875	38500	41.15	1810.6	40310.6
4BR	12	970	11640	41.15	493.8	12133.8
5BR	4	1115	4460	41.15	164.6	4624.6
6BR		1261	0	41.15	0	0
	100					82,965

Voucher Cost per Unit		829.65		
Lesser of per unit demo or 10% of TDC divided by 180		101.29		
Total Per Unit Voucher Cost Including Demolition		728.36		728.36

6 Excess Public Housing Over Voucher Cost

-337.77

Average TDC Calculations

BR	Type	TDC	# of units	Total
1BR	Semi-Det.	\$121,044	10	1210440
2BR	Semi-Det.	\$159,238	30	4777140
3BR	Semi-Det.	\$193,190	44	8500360
4BR	Semi-Det.	\$228,451	12	2741412
5BR	Semi-Det.	\$250,703	4	1002812
			100	18232164

Average TDC **\$182,322**

Cost Comparison Spreadsheet (K1-3 Cyrus K. Holiday)

1 Modernization / Development Cost

Demolition Cost		
Construction / Modernization Costs	150000	
Total	150000	
Occupied Units Post Revitalization	60	
Per Unit Development Cost	2500	
Number of Months (if rehab enter 180; if new enter 270)	180	
Amortized Cost (per unit cost/months)	13.88888889	13.89

2 Accrual Costs

TDC	\$180,077	
Adjusted TDC (minus 50% of per units mod/development cost)		
50 Year Replacement (X .02)	937.44	
Monthly Accrual (/12)	78.12	78.12

3 Monthly Operating Cost

Projected Operating Cost (PUM)	298.58
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4 Total Cost to Operate as Public Housing

390.59

5 Voucher Cost

Unit Size	# of Units	FMR	Units X FMR	Admin.	Units X Admin	Total
0BR		418	0	41.15	0.00	0.00
1BR	4	526	2104	41.15	164.60	2,268.60
2BR	16	633	10128	41.15	658.40	10,786.40
3BR	32	875	28000	41.15	1,316.80	29,316.80
4BR	6	970	5820	41.15	246.90	6,066.90
5BR	2	1115	2230	41.15	82.30	2,312.30
6BR		1261	0	41.15	0.00	0.00
	60					50,751.00

Voucher Cost per Unit	845.85	
Lesser of per unit demo or 10% of TDC divided by 180	100.0428148	
Total Per Unit Voucher Cost Including Demolition	745.8071852	745.81

6 Excess Public Housing Over Voucher Cost

-355.22

Average TDC Calculations

BR	Type	TDC	# of units	Total
1BR	Semi-Det.	\$121,044	4	484176
2BR	Rowhouse	\$141,641	16	2266256
3BR	Semi-Det.	\$193,190	32	6182080
4BR	Semi-Det.	\$228,451	6	1370706

5BR	Semi-Det.	\$250,703	2	501406
			60	10804624

Average TDC

\$180,077

Cost Comparison Spreadsheet (K1-5 Belrose Manor)

1 Modernization / Development Cost

Demolition Cost		
Construction / Modernization Costs		
Total	2250000	
Occupied Units Post Revitalization	90	
Per Unit Development Cost	25000	
Number of Months (if rehab enter 180; if new enter 270)	180	
Amortized Cost (per unit cost/months)	138.8888889	138.89

2 Accrual Costs

TDC	\$180,490	
Adjusted TDC (minus 50% of per units mod/development cost)		
50 Year Replacement (X .02)	937.44	
Monthly Accrual (/12)	78.12	78.12

3 Monthly Operating Cost

Projected Operating Cost (PUM)	298.58
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4 Total Cost to Operate as Public Housing

515.59

5 Voucher Cost

Unit Size	# of Units	FMR	Units X FMR	Admin.	Units X Admin	Total
0BR		418	0	41.15	0	0
1BR	6	526	3156	41.15	246.9	3402.9
2BR	36	633	22788	41.15	1481.4	24269.4
3BR	36	875	31500	41.15	1481.4	32981.4
4BR	8	970	7760	41.15	329.2	8089.2
5BR	4	1115	4460	41.15	164.6	4624.6
6BR		1261	0	41.15	0	0
	90					73,368

Voucher Cost per Unit	815.1944444	
Lesser of per unit demo or 10% of TDC divided by 180	100.2721728	
Total Per Unit Voucher Cost Including Demolition	714.9222716	714.92

6 Excess Public Housing Over Voucher Cost

-199.33

Average TDC Calculations

BR	Type	TDC	# of units	Total
1BR	Semi-Det.	\$121,044	6	726264
2BR	Semi-Det.	\$159,238	36	5732568
3BR	Semi-Det.	\$193,190	36	6954840
4BR	Semi-Det.	\$228,451	8	1827608

5BR	Semi-Det.	\$250,703	4	1002812
			90	16244092

Average TDC

\$180,490

Cost Comparison Spreadsheet (K1-6 Douglas Heights Family)

1 Modernization / Development Cost

Demolition Cost		
Construction / Modernization Costs		
Total	0	
Occupied Units Post Revitalization	99	
Per Unit Development Cost	0	
Number of Months (if rehab enter 180; if new enter 270)	180	
Amortized Cost (per unit cost/months)	0	0

2 Accrual Costs

TDC	\$167,851	
Adjusted TDC (minus 50% of per units mod/development cost)		
50 Year Replacement (X .02)	937.44	
Monthly Accrual (/12)	78.12	78.12

3 Monthly Operating Cost

Projected Operating Cost (PUM)	298.58
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4 Total Cost to Operate as Public Housing

376.7

5 Voucher Cost

Unit Size	# of Units	FMR	Units X FMR	Admin.	Units X Admin	Total
0BR		418	0	41.15	0	0
1BR		526	0	41.15	0	0
2BR	39	633	24687	41.15	1604.85	26291.85
3BR	42	875	36750	41.15	1728.3	38478.3
4BR	14	970	13580	41.15	576.1	14156.1
5BR	4	1115	4460	41.15	164.6	4624.6
6BR		1261	0	41.15	0	0
	99					83,551

Voucher Cost per Unit	843.9479798	
Lesser of per unit demo or 10% of TDC divided by 180	93.25065095	
Total Per Unit Voucher Cost Including Demolition	750.6973288	750.70

6 Excess Public Housing Over Voucher Cost

-374.00

Average TDC Calculations

BR	Type	TDC	# of units	Total
1BR				0
2BR	Semi-Det.	\$159,238	3	\$477,714
2BR	Rowhouse	\$141,641	36	\$5,099,076
3BR	Rowhouse	\$171,519	42	\$7,203,798
4BR	Rowhouse	\$202,419	14	\$2,833,866

5BR	Semi-Det.	\$250,703	4	\$1,002,812
			99	\$16,617,266

Average TDC

\$167,851

Cost Comparison Spreadsheet (K1-7 Scattered Sites)

1 Modernization / Development Cost

Demolition Cost		
Construction / Modernization Costs		
Total	60000	
Occupied Units Post Revitalization	24	
Per Unit Development Cost	2500	
Number of Months (if rehab enter 180; if new enter 270)	180	
Amortized Cost (per unit cost/months)	13.88888889	13.89

2 Accrual Costs

TDC	\$171,519	
Adjusted TDC (minus 50% of per units mod/development cost)		
50 Year Replacement (X .02)	937.44	
Monthly Accrual (/12)	78.12	78.12

3 Monthly Operating Cost

Projected Operating Cost (PUM)	298.58
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4 Total Cost to Operate as Public Housing

390.59

5 Voucher Cost

Unit Size	# of Units	FMR	Units X FMR	Admin.	Units X Admin	Total
0BR		418	0	41.15	0	0
1BR		526	0	41.15	0	0
2BR		633	0	41.15	0	0
3BR	24	875	21000	41.15	987.6	21987.6
4BR		970	0	41.15	0	0
5BR		1115	0	41.15	0	0
6BR		1261	0	41.15	0	0
	24					21,988

Voucher Cost per Unit	916.15	
Lesser of per unit demo or 10% of TDC divided by 180	95.28833333	
Total Per Unit Voucher Cost Including Demolition	820.8616667	820.86

6 Excess Public Housing Over Voucher Cost

-430.27

Average TDC Calculations

BR	Type	TDC	# of units	Total
1BR				0
2BR				0
3BR	Rowhouse	\$171,519	24	4116456
4BR				0

5BR				0
			24	4116456

Average TDC

\$171,519

Cost Comparison Spreadsheet (K1-9 Scattered Sites)

1 Modernization / Development Cost

Demolition Cost		
Construction / Modernization Costs		
Total	75000	
Occupied Units Post Revitalization	30	
Per Unit Development Cost	2500	
Number of Months (if rehab enter 180; if new enter 270)	180	
Amortized Cost (per unit cost/months)	13.88888889	13.89

2 Accrual Costs

TDC	\$194,848	
Adjusted TDC (minus 50% of per units mod/development cost)		
50 Year Replacement (X .02)	937.44	
Monthly Accrual (/12)	78.12	78.12

3 Monthly Operating Cost

Projected Operating Cost (PUM)	298.58
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4 Total Cost to Operate as Public Housing

390.59

5 Voucher Cost

Unit Size	# of Units	FMR	Units X FMR	Admin.	Units X Admin	Total
0BR		418	0	41.15	0	0
1BR		526	0	41.15	0	0
2BR	4	633	2532	41.15	164.6	2696.6
3BR	22	875	19250	41.15	905.3	20155.3
4BR	2	970	1940	41.15	82.3	2022.3
5BR	2	1115	2230	41.15	82.3	2312.3
6BR		1261	0	41.15	0	0
	30					27,187

Voucher Cost per Unit	906.2166667	
Lesser of per unit demo or 10% of TDC divided by 180	108.2488889	
Total Per Unit Voucher Cost Including Demolition	797.9677778	797.97

6 Excess Public Housing Over Voucher Cost

-407.38

Average TDC Calculations

BR	Type	TDC	# of units	Total
1BR				0
2BR	Semi-Det.	\$159,238	4	636952
3BR	Semi-Det.	\$193,190	22	4250180
4BR	Semi-Det.	\$228,451	2	456902

5BR	Semi-Det.	\$250,703	2	501406
			30	5845440

Average TDC

\$194,848

Cost Comparison Spreadsheet (K1-10 Scattered Sites)

1 Modernization / Development Cost

Demolition Cost		
Construction / Modernization Costs		
Total	1150000	
Occupied Units Post Revitalization	42	
Per Unit Development Cost	27380.95238	
Number of Months (if rehab enter 180; if new enter 270)	180	
Amortized Cost (per unit cost/months)	152.1164021	152.12

2 Accrual Costs

TDC	\$194,869	
Adjusted TDC (minus 50% of per units mod/development cost)	181178.619	
50 Year Replacement (X .02)	3623.572381	
Monthly Accrual (/12)	301.9643651	301.96

3 Monthly Operating Cost

Projected Operating Cost (PUM)	298.58
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4 Total Cost to Operate as Public Housing

752.66

5 Voucher Cost

Unit Size	# of Units	FMR	Units X FMR	Admin.	Units X Admin	Total
0BR		418	0	41.15	0	0
1BR		526	0	41.15	0	0
2BR		633	0	41.15	0	0
3BR	40	875	35000	41.15	1646	36646
4BR	2	970	1940	41.15	82.3	2022.3
5BR		1115	0	41.15	0	0
6BR		1261	0	41.15	0	0
	42					38,668

Voucher Cost per Unit	920.6738095	
Lesser of per unit demo or 10% of TDC divided by 180	108.2606085	
Total Per Unit Voucher Cost Including Demolition	812.4132011	812.41

6 Excess Public Housing Over Voucher Cost

-59.75

Average TDC Calculations

BR	Type	TDC	# of units	Total
1BR				0
2BR				0
3BR	Semi-Det.	\$193,190	40	7727600
4BR	Semi-Det.	\$228,451	2	456902

Attachment “F”
2001 REAC Customer Service and Satisfaction Survey
Agency Follow-up Plan

The Kansas City, Kansas Housing Authority is commenting on the results of the 1991 Customer Service and Satisfaction Survey and will address resident concerns raised in that survey in the following manner:

Communications (74%)

Comment:

KCKHA staff has been conducting monthly resident association meetings in all seven family developments to which all residents are encouraged to attend. Two weeks prior to these meetings staff mail announcements that include agendas to each and every households in those developments. At resident association meetings residents are informed of all HA initiatives as well as self-sufficiency and homeownership opportunities available through many area agencies. Guest speakers are invited and staff attend and record minutes at all meetings. Three of the family developments have good and consistent attendance. Attendance at others is fair to poor.

KCKHA has also reestablished the United Presidents Council, composed of all presidents and Vice Presidents of family developments who meet monthly. Staff and resident representatives discuss issues and review agency policies and plans. Residents are encouraged to contact these representatives to broaden communication between residents and staff. Elderly developments also have great access to agency information through their Presidents Council meetings.

Proposed Follow-up Strategies:

The Housing Authority will take the following measures in efforts to further improve communication between residents and HA staff:

1. KCKHA will publish a monthly newsletter to be disseminated among all public housing residents. The newsletter will not only contain agency information and announce new KCKHA initiatives but will also provide community-wide information outlining education and training opportunities and housing opportunities in the area. Consumer information will also be featured to assist residents in making smart purchasing choices.
2. Encourage officers of family development resident associations to employ residents using TOP grant funds for house-to-house visits in hopes of encouraging better attendance and more resident input at resident association meetings.
3. KCKHA will sponsor a 2-day retreat for elected officers of resident associations at family developments. The retreat will provide Board training; and information about agency operations. Trainers will also instruct participants on strategies that empower residents and resident initiatives that enhance communication between residents and HA staff and improve the quality of life in public housing.

4. Develop an 18-month “Calendar of Events and Agency Annual Report” to be disseminated among all residents of public housing. The calendar will outline important dates and events.

Safety (65%)

Comment:

The KCK Housing Authority feels it is important to note that based on citywide police reports over the past three years, the incidences of reported crime in public housing is about the same as that for the rest of the City. The Kansas City, Kansas Police Department has come a long ways in combating crime in our city in recent years. Nevertheless, crime remains high due to depressed economic conditions, especially in the inner city core where most public housing developments are located.

The Public Housing Drug Elimination program, the enactments of an anonymous drug hotline and a “one-strike you’re out” policy have greatly contributed to KCKHA’s crime prevention efforts. Despite these efforts, drug trafficking by non-public housing young adults around public housing sites persists.

In January 2001 The Housing Authority was forced to suspend its security patrols due to a federal lawsuit filed by off-duty police who filed a \$750,000 claim under the Federal Fair Labor Standards Act. The plaintiffs contended that the City and the Housing Authority were one and the same entity, which entitled them to over-time pay. Despite a judgment in the Housing Authority’s favor, plaintiffs have filed an appeal to the Tenth Circuit Court of Appeals. KCKHA believes the suspension of the security patrols has added to our resident’s anxiety and feeling of insecurity. The citywide crime problem can only be addressed by local, state and federal law enforcement agencies in partnership with judicial authorities, other agencies, the business sector and other citizens of our community.

Proposed Follow-up Strategies:

The Housing Authority will take the following measures to increase public safety and improve the perception concerning security at public housing developments:

1. The Housing Authority will reactivate security patrol activities in and around public housing sites with revisions to insure protection from potential liability regarding wage and hour issues.
2. KCKHA staff will seek more resident input concerning safety issues at meetings held by resident associations, President Councils.
3. KCKHA will install security cameras and other electronic monitoring and entry/exit equipment at all high-rises.
4. KCKHA will install improved lighting systems at family developments to comply with recommendations made by security consultants (Sparta Consulting and Tandem Care, Inc.).

5. The Housing Authority will meet with the KCK Police Chief monthly to address issues concerning crime, public safety community policing at public housing sites.

Neighborhood Appearance (66%)

Comment:

Since 1994 the Kansas City, Kansas Housing Authority has been deeply engaged in the systemic modernizations of all public housing developments. Public housing sites are generally in better condition than other housing in the surrounding neighborhood. Unfortunately, most of the housing in the inner city core was built before 1940. It is a matter of public record that most of the neighborhoods surrounding public housing sites are in need of revitalization and often reflect negatively on public housing.

Proposed Follow-up Strategies:

The Kansas City, Kansas Housing Authority will take every opportunity to coordinate neighborhood improvement activities with the Unified Government of KCK/WyCo, private developers and neighborhood organizations in an effort to improve public safety and revitalized neighborhoods surrounding public housing developments. KCKHA will also continue to partner with organizations that are developing housing opportunities in the inner-city core, including City Vision Ministries, Hughes Development (Chelsea Plaza Apartments), Mount Zion and Mount Carmel. The Housing Authority will also assist with the development of the City's Consolidated Plan in an effort to support neighborhood reinvestment strategies and coordinate future revitalization efforts in Wyandotte County.

Attachment “G1”

Comments of Resident Advisory Boards

Minutes of Public Hearing Kansas City Kansas Housing Authority Annual Plan 2002 January 4, 2002

Meeting called to order at approximately 3:37 p.m. by Marc Marcano, Administrative Coordinator for the Kansas City, Kansas Housing Authority.

Mr. Marcano stated that the purpose of the meeting is to discuss the annual plan with residents and the public as mandated by HUD and to make any comments a part of the plan to be submitted to HUD.

Introductions were made by Mr. Marcano: He introduced himself, Tony Shomin – Modernization Coordinator, Barbara Collins – Modernization Secretary and James Vogrin – Modernization Inspector. There were approximately 17 people in attendance.

Question: Ms. Mable Monroe, resident of Wyandotte Towers asked if the Plan was passed out at the last meeting, as she was ill and not able to attend.

Answer: Mr. Marcano, the plan was mailed to all the property managers, presidents of all the resident associations to be discussed at the monthly or regularly scheduled meetings.

Question: Ms. Monroe stated that their association did not have meetings in November and December.

Answer: Mr. Marcano advised that there were two meetings in December: one at the KCKHA Board Room with the United Presidents Council (family developments - Resident Association representatives and one at Westgate Towers for all of the residents and the Presidents Council (elderly developments). KCKHA staff presented the 2002 PHA Annual Plan at those meetings and outlined its contents, particularly those sections that differed from PHA Plans of previous years. Ms Monroe answered that she was unable to attend those meetings.

Mr. Marcano, stated that there were copies of the draft for the plan available, if anyone wanted to take some time for review. Ms Monroe and another resident took advantage of the offer. Upon allowing time for review, KCKHA staff discussed the provisions of the plan and reviewed details of the plan representing new initiatives or departures from last year’s Plan. Some of those discussions included the new ROSS Grant for Juniper Gardens, the Juniper Gardens

conversion plan, the use of Section 8 vouchers for homebuyer opportunities, summer and after-school youth programs, public safety initiatives, among others.

Mr. Marcano discussed in detail the results of and follow-up plan for the 2001 REAC Customer Service and Satisfaction Survey. He explained that areas of that survey receiving less than 75% satisfaction rating required that KCKHA develop an agency follow-up plan detailing corrective measure to be taken by the agency to improve those areas of deficiency. The results were that 74% of the residents think that there is not enough communication between the HA staff and residents. New initiatives to correct those deficiencies were discussed.

Another area where a deficiency was noted was in safety, particularly in family developments. Mr. Marcano explained the HA is still trying to persuade the KCK Police Department to provide more security, particularly between 3:30 pm and 2:00 am.

We only received 66% in neighborhood appearance. Which we thought was unfair, as the HA properties are the best kept properties in most of our neighborhoods. We can't do anything about the privately owned sites, however we are coordinating with the City in ways to improve site appearances.

Most of the Inter-city properties were built prior to 1940 and many of them have become rental properties with absentee landlords.

Mr. Marcano stated that the rest of the plan is basically the same as last year with the exception of the conversion of Juniper Gardens, new self sufficiency initiatives that include job opportunity/training and college scholarships.

Questions and Answers

Most of the questions after this were related to complaints about lack of services from the UG.

Residents complained about the lack of public transportation on weekends, except to the track or boats.

Residents complained about the lack of police patrolling of the areas around their developments and parking lots.

Questions: Resident at K1-15 heard that we were going to remodel and install air condition.

Answer: Mr. Shomin stated that this not scheduled until 2005, but that the residents are permitted to provide their own units.

Mrs. Teresa Duke, mgr at Bethany Towers advised the resident that if she is dependent on oxygen she can call the American Red Cross and they will provide her with an air conditioner. Ms Monroe also stated that the United Way of Wyandotte County, also provides air conditioners to needy persons.

Mr. Marcano told the residents that if they have problems regarding illegal drug activity they should call the drug hot line, anonymously or call him and he will call it in.

Mr. Marcano passed out his cards and advised that if anyone has any further questions to feel free to call him or any one of the housing authority staff.

There were other comments concerning public safety, criminal activity and other community problems occurring outside HA property. All of the residents in attendance were very complimentary about their residences and the appearance of their properties.

The Hearing was adjourned at 5:05 p.m.

Attachment "G2"

UNITED PRESIDENT'S COUNCIL OF KCK December 18, 2001 – 6:00 p.m.- 7:16 p.m.

MINUTES

Attendance:

Carla Womack Douglas Heights	4005 Lawrence Dr.	236-4819	
Loretta Heath Gardens	2018 N. 1 st Street	281-2021	Juniper
Theresa Leach Holiday	1704 S 37 th Ct.	403-0431	Cyrus K.
Pamela McKnight Holiday	1716 S. 37 th Ct.	831-0938	Cyrus K.
Roz Turner Heights	4109 Lawrence Ct.	432-6062	Douglas
David Harrington	4008 Lloyd Street	980-6354	Belrose Manor
Marc Marcano	KCKHA Staff	281-3300	

The meeting was called to order at 6:00 after UPC members and guests were treated to snacks and beverages.

Marc reviewed the 2002 PHA Annual Plan with members of the UPC. Marc discussed the provisions of the plan and reviewed details of the plan representing new initiatives or departures from last year's Plan. Some of those discussions included the new ROSS Grant for Juniper Gardens, the Juniper Gardens conversion plan, the use of Section 8 vouchers for homebuyer opportunities, summer and after-school youth programs, public safety initiatives, among others.

Marc also discussed in detail the results of and follow-up plan for the 2001 REAC Customer service and Satisfaction Survey. He explained that areas of that survey receiving less than 75% satisfaction rating required that KCKHA develop an agency follow-up plan detailing corrective measure to be taken by the agency to improve those areas of deficiency. The results were that 74% of the residents think that there is not enough communication between the HA staff and residents. New initiatives to correct those deficiencies were discussed.

Another area where a deficiency was noted was in safety, particularly in family developments. Marc explained the HA is still trying to persuade the KCK Police Department to provide more security, particularly between 3:30 pm and 2:00 am.

We only received 66% in neighborhood appearance. Which we thought was unfair, as the HA properties are the best-kept properties in most of our neighborhoods. We can't do anything about the privately owned sites, however we are coordinating with the City in ways to improve site appearances. Most of the Inter-city properties were built prior to 1940 and many of them have become rental properties with absentee landlords.

Marc stated that the rest of the plan is basically the same as last year with the exception of the conversion of Juniper Gardens, new self sufficiency initiatives that include job opportunity/training and college scholarships.

The UPC had a few questions regarding the conversion plan for Juniper Gardens and security for all public housing. Marc answered those question based on the information contained in the PHA Plan.

Carla Womack made a motion that the UPC endorse the 2002 PHA Annual Plan and support the public housing and Section 8 initiatives contained therein. Pamela McNight seconded the motion. The UPC approved the motion unanimously.

The UPC discussed plans for a retreat. Marc stated that he had contacted the KCK Chamber of Commerce to enquire about the possibilities of their facilitating that retreat. He added that the Chamber staff was currently very busy and that they would be willing to facilitate the retreat sometime in February or March 2002. Marc agreed to follow-up with another visit with Susan Roher to determine date for the retreat suitable to the Chamber and the UPC.

The UPC expressed interest in attending the National Public Housing Residents' Summit in Baltimore on April 4 – 7, 2002. Marc stated that he would check with Martha Taylor of HUD to explore that possibility. He stated that the UPC had enough funds in the Top Grant to accommodate their request but approval from HUD would be needed.

Meeting was adjourned at 7:16 p.m.

Attachment “H”
Kansas City, Kansas Housing Authority Pet Policy
and Rules of Pet Ownership

The Housing Authority of the City of Kansas City, Kansas, in compliance with §227 of the Housing and Urban-Rural Recovery Act of 1983, and § 526 of the Quality Housing and Work Responsibility Act of 1998 provides for pet ownership by residents of public housing, under the following conditions and subject to the following restrictions:

1. For residents of the Housing Authority a common household pet is defined as:
 - a. Dogs.
 - 1) **Not permitted:** Rottweiler, Pit Bull, German Shepherd, Chow, Doberman Pincher, Husky, Malamute, Wolf Hound, Mastiff, Great Dane, Wolf, Coyote or any mix thereof.
 - 2) Dogs may weigh no more than 30 pounds, at maturity.
 - b. Cats
 - 1) Cats will be declawed.
 - 2) Cats may weigh no more than 15 pounds, at maturity.
 - c. Birds.
 - 1) Limit to two (2) per cage.
 - 2) No uncaged pole birds
 - d. Fish.
 - 1) No more than 2 aquariums.
 - 2) Total capacity of aquariums will not exceed 30 gallons.

The Housing Authority reserves the right to decide if a pet meets this definition. Animals that assist disabled persons are excluded from weight limitations, fee and deposits, with proper documentation. Animals that assist disabled person **are** subject to all other conditions and rules of this pet policy.

1. Housing Authority Residents shall **only** keep authorized and registered pets and are not allowed to keep another person’s pet. No pet will be allowed temporarily on the premises.
2. Dogs are permitted at the following locations only:
 - a. Low-rise units of K1-04, Wyandotte Towers.
 - b. All units of K1-13, Welborn Villa.
 - c. All units of K1-22, Westgate Villa.
 - d. All family complexes and scattered sites.
4. Cats will be permitted only on those floors of the high-rises designated for cat owners.

5. Pets are not allowed in the common areas, such as the lobby, laundry rooms, community center, etc. , except those animals which assist the disabled.
6. No more than one pet on the elevator at a time.
7. All dogs and cats must be registered with the Housing Authority on a pet registration form provided.
8. Dogs and cats **must** be neutered or spayed. Proper documentation of spaying and neutering shall be placed in the resident's file. Exceptions may be granted on a case by case basis for old or infirm animals.
9. Dogs and cats **shall** be inoculated and licensed as required by local ordinance. A copy of the license and documentation of inoculations shall be placed in the resident's file.
10. Only one dog or cat will be permitted per household.
11. Cats and dogs must be kept on a leash, except when inside the owner's unit.
12. A Pet Fee of **\$75.00** and a Pet Deposit of **\$100.00** is required for each pet. Deposits will be retained and refunded as specified in the Dwelling Lease. Deposit and Fee must be paid in full before the pet will be registered or allowed on Housing Authority property.
13. Residents are responsible for any and all damage to Housing Authority property and/or injury that is caused by his/her pet.
14. Residents with cats must empty litterboxes at least three (3) times a week and properly dispose of the used litter. NOTE: Litterboxes must be of appropriate material and designed for use as a litterbox.
15. Owners of dogs agree to clean up after them and to properly dispose of waste. When owners fail to clean-up, owners agree to pay reasonable charges for pick-up and disposal by Housing Authority personnel.
16. Pet owner's shall take adequate precautions to eliminate pet odors within the unit and maintain the unit in a sanitary condition at all times.
17. Any pet that bites any person or attacks another animal **must** be permanently removed from Housing Authority property. Failure to remove the pet will result in eviction.
18. Pet owners are responsible for and **must** control noise of pets and insure that their pets do not disturb other residents. Any pet disturbing the peace of neighbors through noise, smell, animal waste, or other nuisance must be removed from Housing Authority Property. Substantiated written complaints by neighbors or Housing Authority personnel will result in the owner being required to permanently remove the pet.

19. Any insect infestation extermination due to a pet in the pet owner's unit and/or adjacent units will be the financial responsibility of the pet owner and charged to the owner's account.
20. Dogs **will not** be secured to any existing fixtures.
21. Pet owners are required to make written arrangements for the care of their pet in the event the resident is not capable of caring for their pet. Information will be maintained in the resident's file.. Information will include responsible party's name, address and phone number. Information is to be provided at the time the pet is acquired and will be updated at the owner's annual recertification.
22. Dogs and cats **shall not** be left unattended for extended periods of time and **must** be restrained by the owner when Housing Authority personnel enter the unit. An extended period of time is defined as any period longer than 24 hours.
23. Animal Control Officers may enter a unit to transfer any animal that is left unattended. In the event of emergency, safety and/or health hazard, the Housing Authority has the right to have the pet removed from the premises by Animal Control. The Housing Authority accepts no responsibility for pets so removed.
24. Resident agrees to monthly inspections for the first three months of pet ownership.
25. If a pet owner is in violation of the pet policy the Housing Authority shall serve written notice of the violation. The notice will include a statement of the rule(s) allegedly violated. Service of notice constitutes adverse action by the Housing Authority and the Tenant Grievance Procedures are applicable to any dispute. Owner will have seven (7) days from receipt of notice to correct the violation or a breach of the lease and 30-day eviction notice shall be served on owner.
26. Failure to comply with any of the above conditions **shall** be cause for permanent removal of the pet from Housing Authority property and/or eviction of the resident.
27. The terms and conditions of this pet policy are hereby incorporated into the dwelling lease and made a part thereof.

(Date)

(Signature of resident)

STATE OF KANSAS)
) ss:
WYANDOTTE COUNTY)

Subscribed and sworn to before me, a Notary Public in and for the State of Kansas, this ____ day of _____, 19____.

My commission expires:

Notary Public

Attachment “I”

RESOLUTION NO. _____

**ESTABLISHING A PHA POLICY TO ALLOW THE USE OF
HOUSING CHOICE VOUCHERS TO CREATE HOMEOWNERSHIP
OPPORTUNITIES FOR PUBLIC HOUSING RESIDENTS**

A draft in outline form was presented to the KCKHA Board of Commissioners on December 20, 2001. The KCKHA staff plans to present a final policy draft at the March or April 2002 Board of Commissioners meeting for approval and adoption. Implementation of that policy will follow Board approval.