

**2003
ANNUAL PLAN**

**HOUSING AUTHORITY OF KANSAS
CITY, MISSOURI**

Annual PHA Plan
PHA Fiscal Year 2003
[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)]

EXECUTIVE SUMMARY

The Housing Authority of Kansas City, Missouri is pleased to submit the following Annual Plan in compliance with the Quality Housing and Work Responsibility Act of 1998. HUD Final Rule Docket No. FR-4420-F-05 (the Final Rule) requires that a PHA Annual Plan include the 18 separate components listed on pages one and two of the annual plan template.

The following document is separated as the table of content states, into 18 sections, followed by a number of attachments, as required by the annual plan template.

A table of contents for the Annual Plan is found on page three. On page four of the plan is a listing of relevant attachments for the Annual Plan. Attachment A is the Admissions Policy for Deconcentration; Attachment B contains the FY 2003 Capital Fund Program Annual Statements; Attachment C is the most recent Receiver-approved operating budget; Attachment D is the PHA Management Organizational Chart; Attachment E takes the place of the Resident Services Program template piece; Attachment F is the required report on the status of the Public Housing Drug Elimination Program (PHDEP); Attachment G is the statement regarding the Resident Membership of the Governing Board; Attachment H is the Annual Pet Policy Summary; Attachment I is the Membership of the Resident Advisory Board and Attachment J is the HAKC Community Services Description.

HAKC Annual Plan 2003

It is the purpose of the Annual Plan to demonstrate how HAKC will meet the requirements of the 18 components listed on pages one and two as well as continue to address HUD's four strategic goals as defined in the Final Rule in relation to the Five-Year Plan from the period January 1, 2001 to December 31, 2005.

iii. Annual Plan Table of Contents

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration **A** (MO002a1)
- FY 2002 Capital Fund Program Annual Statement **B** (MO002b1)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled **ONLY**) **C** (MO002c1)

Optional Attachments:

- PHA Management Organizational Chart **D** (MO002d1)
- FY 2002 Capital Fund Program 5-Year Action Plan **B** (MO002b1)
- Public Housing Drug Elimination Program (PHDEP) Plan **F** (MO002f1)
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) **K** (MO002k1)
- Other (List below, providing each attachment name)
 - Operating Budget **C** (MO002c1)
 - Resident Services and Programs **E** (MO002e1)
 - Resident Membership of the Governing Board **G** (MO002g1)
 - Pet Policy Summary **H** (MO002h1)
 - Membership of the Resident Advisory Board **I** (MO002i1)
 - Community Services Description **J** (MO002j1)
 - Response to Resident Advisory Board Comments on Plan **K** (MO002k1)
 - Certifications **L** (MO002l1)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	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
X	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
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	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
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	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	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	2. Documentation of the required deconcentration and income mixing analysis	
X	Public housing rent determination policies, including the methodology for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation.	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	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
X	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
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for	Annual Plan:

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	designation of public housing (Designated Housing Plans)	Designation of Public Housing
	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
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> Check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	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
X	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
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Kansas City, Missouri Jurisdiction by Family Type							
Family Type (All)	Overall	Afford- ability	Suppl y	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	30,472	5	4	3	4	5	4
Income >30% but <=50% of AMI	22,557	4	4	3	3	3	3
Income >50% but <80% of AMI	35,243	4	4	3	3	3	2
Elderly	29,257	5	2	2	2	2	2
Families with Disabilities	1617	3	4	3	3	3	4
All families	184,791						
White	128,399						
Afro-American	48,335						
Hispanic	5402						

The statement of housing needs was based upon an analysis of the Comprehensive Housing Affordability Strategy (CHAS) dataset. The overall needs column reflects the housing needs of the renter families in the HAKC service area (see the housing needs table dated projected 2002, Kansas City, MO for verification of consistency). In rating factors of affordability, supply, quality, accessibility, size and location from 1 to 5, all market factors in the CHAS report were analyzed (table 1C all household races). These factors included neighborhood quality, HAKC development quality and size, rent, income, waiting list profile, housing stock, homelessness and other federally assisted housing availability.

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: 2002 Kansas City, MO

- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset (Year 2000 data)
- American Housing Survey data
Indicate year:
- 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 Section 8 Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input 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:			
As of 07/27/02	# of families	% of total families	Annual Turnover
Waiting list total	7066		337
Extremely low income <=30% AMI	6294	89.07	
Very low income (>30% but <=50% AMI)	706	9.99	
Low income (>50% but <80% AMI)	66	.93	
Families with children	6397	90.53	
Elderly families	247	3.50	
Families with	422	5.97	

Housing Needs of Families on the Section 8 Waiting List			
Disabilities			
White	1240	17.55	
Afro-American	5533	78.30	
Asian	76	1.08	
Hispanic	125	1.77	
Native American	89	1.26	
Other	3	.04	
Characteristics by Bedroom Size (Public Housing)			
0 BR	1006	14.24	
1 BR	1658	23.46	
2 BR	2426	34.33	
3 BR	1437	20.34	
4 BR	455	6.44	
5 BR	51	.72	
5+ BR	33	.47	
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			

Housing Needs of Families on the Public Housing Waiting List			
Waiting list type: (select one) <input 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:			
As of 07/27/02	# of families	% of total families	Annual Turnover
Waiting list total	4274		3524
Extremely low income <=30% AMI	3810	89.1	

Housing Needs of Families on the Public Housing Waiting List			
Very low income (>30% but <=50% AMI)	448	10.48	
Low income (>50% but <80% AMI)	16	.37	
Families with children	2820	99.28	
Elderly families	154	.71	
Families with Disabilities	512	11.98	
White	720	16.85	
Afro-American	3686	86.24	
Asian	22	.51	
Hispanic	40	.94	
Native American	76	1.78	
Other	72	1.09	
Characteristics by Bedroom Size (Public Housing Only)			
0BR			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
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

The Housing Authority of Kansas City, Missouri will continue to address the housing needs of families in the upcoming year by continuing its purpose of establishing and maintaining high quality housing stock. We will continue to develop mixed income communities and completely rehabilitate developments as needed. The HAKC will strive to increase its Section 8 housing base by improving landlord-tenant relations and

by performing market studies to promote public housing to working households. The HAKC chooses this strategy because we feel that these goals will provide the most responsive and quality contribution to the housing requirements of the people of Kansas City.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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 2003 grants)		
a) Public Housing Operating Fund	4,547,967.00	
b) Public Housing Capital Fund – CFP501-00,01,02,03	5,720,800.00	
c) HOPE VI Revitalization		
HOPE VI Revitalization – ‘93	2,975,756.00	
HOPE VI Revitalization – ‘96	1,200,000.00	
HOPE VI Revitalization – ‘97	900,000.00	
d) Annual Contributions for Section 8 Tenant-Based Assistance	40,407,666.00	
Total FY2003 Federal Grants	\$55,752,189.00	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
PH Drug Elimination Grant 2001	83,000.00	
Resident Uplift/Economic Development Grant	162,211.93	Supportive Services
Economic Development & Support Services Grant	47,670.00	Supportive Services
Total Prior Year Federal Grants	\$292,881.93	
3. Public Housing Dwelling Rental Income	2,120,019.00	Housing Operations
Total Public Housing Dwelling Rental Income	\$2,120,019.00	
4. Other income (list below)		
Other income	172,000.00	Various Services
Section 8 Administrative Fees Earned	3,750,725.00	Section 8 Supportive Services
Total Other Income	\$3,922,725.00	

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- 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) Debts owed to PHA

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) Site-based preferences

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

- PHA main administrative office
- PHA development site management office
- Other: Clymer Community Center

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
(Site Based Preferences)

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: Transfer List

(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)

Desegregation – Pursuant to a Consent Decree, HAKC promotes voluntary inter project and intra project transfers to maximize desegregation efforts.

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.

3 Date and Time

Former Federal preferences:

- 1 Working Families and those unable to work because of age or disability (until 40% of units are occupied by working households, then equal to former Federal preferences).
- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

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- 2 Victims of domestic violence
- 2 Substandard housing
- 2 Homelessness
- 2 High rent burden

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability (until 40% of units are occupied by working households, then equal to former Federal preferences)
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- 2 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- 2 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)
Orientation video

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: Scattered Site Units

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) Site-based preference

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: All developments except scattered sites

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) History of assistance provided by HAKC; debts owed to HAKC

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

HAKC's Department of Public Safety obtains criminal history information from local law enforcement agencies on all Section 8 and Public Housing applicants and submits to the Tenant Selection Department a monthly report indicating the number of applicants screened and the number rejected. The Tenant Selection Department maintains this information in compliance with the Todd Consent Decree.

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- 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) Name & telephone number of previous landlords and History with HAKC

(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)
Welfare to Work Program
- 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) selected public housing developments & selected sites in non-impacted areas of the City as well as any other or all places that Public Housing applications are received.

(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: Delay in obtaining utilities; corrections of HQS deficiencies; difficulties in locating an acceptable unit; disability.

(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.

2 Date and Time

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Former Federal preferences

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

Other preferences (select all that apply)

- 1 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
- 1 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- 1 Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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: HAKC Website and the Section 8 Living brochure

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

- Through published notices
- Other (list below) Public meetings & through advocacy groups.

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:

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)

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- 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: Zip Code Analysis, resident input meetings

f. Rent re-determinations:

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

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

1.) A decrease in income.

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR
 100% of FMR
 Above 100% but at or below 110% of FMR
 Above 110% of FMR (if HUD approved; describe circumstances below)
120% of FMR exception rents

- 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

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- 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	1361	354
Section 8 Vouchers and Certificates	7531	1265
Section 8 Mod Rehab	203	70
Welfare to Work Program	540	120
Mainstream	100	5
Designated	200	20
Family unification	167	30
Conversions	101	N/A
Substantial rehab	N/A	N/A
New construction	122	24

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any

measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
ACOP; HAKC Maintenance Policies & Procedures, 2001 Plan
- (2) Section 8 Management: (list below)
HAKC Maintenance Policies & Procedures

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: Grievance officer must be member of legal community

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) HAKC Family Learning & Development Center, HAKC Legal Department

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): HAKC Legal Department

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 B.

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment B

-or-

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

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

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

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

1. Development name: Guinotte Manor; Theron B. Watkins; Heritage House

2. Development (project) number: MO002-03; MO002-02; MO002-18

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

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

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

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

- 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: The revitalization

and modernization of Chouteau Courts using bond proceeds.

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:	Guinotte Manor Phase III
1b. Development (project) number:	2-96-00-12-06
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	(September, 1997)
5. Number of units affected:	0
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 9/01/01 b. Projected end date of activity: 12/31/02

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name:	Pemberton Heights
1b. Development (project) number:	MO002-25
2. Designation type:	Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	(11/12/97)
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: 120
7. Coverage of action (select one)
<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Cardinal Ridge
1b. Development (project) number: MO002-18
2. Designation type:
Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (06/01/99)
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: 79
7. Coverage of action (select one)
<input type="checkbox"/> Part of the development <input checked="" 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:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)	

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

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

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.)

Program Description: The Section 8 Homeownership option is designed to promote and support homeownership by a “first-time” homeowner – a family that moves for the first time from rental housing to a family-owned home. Section 8 payments supplement the family’s own income to facilitate the transition from rental to homeownership. The initial availability of these assistance payments helps the family pay the costs of homeownership and may provide additional assurance for a lender, so that the family can finance the purchase of the home.

The HAKC will restrict the program to “first-time” homeowners in an effort to direct assistance to “new” homeowners who may not be able to purchase a home without this assistance. In addition, the HAKC will not provide assistance for a family if any family member has previously received assistance under the homeownership option.

In addition to the items mentioned above, the Authority would monitor and prohibit certain forms of financing and determine whether or not the family can afford the proposed financing. Lastly, the Authority will calculate the homeownership housing assistance payment; advise the family of any deadlines on locating a home, conduct an initial Housing Quality Standards (HQS) Inspection and annually re-examine family income to make the proper adjustments to the amount of the monthly housing assistance payment.

The HAKC supports and believes in the opportunities that this type of program can provide. Our plan is to begin to administer the Homeownership Program through a “pilot group” that will consist of ten family participants. The HAKC hopes to identify

these ten families and begin “pilot” testing by the end of the first quarter of 2003. From this initial sample of ten families, the HAKC will be able to analyze the effectiveness of the program. When the pilot testing has been completed, the HAKC will explore the possibility of expanding the program to accommodate even more families.

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: Undetermined at this time

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? 10/29/96

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)

See Attachment J

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)
<i>SEE ATTACHMENT E</i>				

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2002 Estimate)	Actual Number of Participants (As of: 7/31/02)
Public Housing	0	197
Section 8	544	397

- 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: N/A

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) Average incidence of criminal activity.

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

- Safety and security survey of residents

HAKC Annual Plan 2003

- 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 (when available)
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

Safety and security survey of residents
Analysis of crime statistics over time for crimes committed “in and around” public housing authority developments
Resident reports
PHA employee reports
Demonstrable, quantifiable success with previous or on-going anti-crime / anti-drug programs

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

All developments affected

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) Participation in anti-crime organizations such as COMBAT, on site community police program with weed and seed. Community Policing, Private Security at Senior Developments.

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

Riverview Gardens; West Bluff; Guinotte Manor; Theron B. Watkins; Brush Creek Towers, Pemberton Heights and Wayne Miner.

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 : Police Athletic League

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

Riverview Gardens; Guinotte Manor; Theron B. Watkins; Wayne Miner; Chouteau Courts; West Bluff.

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 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 2003 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment I)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

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: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

HAKC Annual Plan 2003

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

Comments on the Annual Plan were solicited from Public Housing and Section 8 residents. Public housing resident comments are attached. Comments were also received from Section 8 Participants.

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment K.
- 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: see Attachment G.
- Other: (list below)

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

2. 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.) Explanation: Until such time as the Court Ordered Receivership is modified.”

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

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- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other: Public Housing Resident

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: Kansas City, Missouri
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: (describe below)

D. Other Information Required by HUD

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

“Substantial deviation” or “significant amendment or modification” to the Annual and/or Five-Year Plans will be defined as any change made to policies, programs or budget allocations within those plans that requires posting, public comment, review and approval.

HAKC Annual Plan 2003

The Housing Authority of Kansas City, Missouri also plans to investigate the feasibility of being designated a Moving to Work Agency, and if feasible, HAKC plans to pursue such a designation. If implemented, the following MTW initiatives would occur: 1) At least 75% of the families assisted would be very low-income households at the time they enter the program. 2) HAKC would establish a reasonable rent policy to encourage employment and self-sufficiency. 3) HAKC would continue to assist substantially the same total number of low income families as were assisted before MTW and HAKC would assure that assistance would go toward housing that meets HUD standards.

The Housing Authority of Kansas City, Missouri also plans to work with the acquisition of Section 8 vouchers from the Missouri Department of Mental Health (DMH). Specifically, HAKC plans to work with DMH and other disability organizations to research the obstacles disabled persons have in accessing housing through HAKC. HAKC will assist DMH in applying for approximately 100 vouchers under the HUD Mainstream, Designated Housing, and any other Federally funded rent subsidy programs that will provide rent subsidy to disabled persons and families.

Attachments

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

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CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Kansas City		Grant Type and Number Capital Fund Program Grant No: MO16P002501-00 (CFP 2000) Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies X Revised Annual Statement (revision no: 01)					
☒ Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	3,920,421	0		
2	1406 Operations	0	0		
3	1408 Management Improvements	233,000	237,000	232,411	232,411
4	1410 Administration	299,937	299,937	299,937	299,625
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	450,075	450,075	389,696	389,696
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	108,150	71,400	21,118	21,118
10	1460 Dwelling Structures	1,339,600	1,503,850	1,464,421	1,464,421
11	1465.1 Dwelling Equipment—Nonexpendable	57,500	57,500	33,362	33,362
12	1470 Non-dwelling Structures	81,500	90,437	10,662	10,662
13	1475 Non-dwelling Equipment	353,000	221,500	108,476	108,476
17	1495.1 Relocation Costs	44,500	44,500	56,575	56,575
20	1502 Contingency	32,124	23,187	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,999,386	2,999,386	2,616,658	2,616,346
22	Amount of line 20 Related to LBP Activities	25,139			
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				

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

PHA Name: Housing Authority of Kansas City	Grant Type and Number Capital Fund Program Grant No: MO16P002501-00 (CFP 2000) Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement Reserve for Disasters/ Emergencies X Revised Annual Statement (revision no: 01)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

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

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of Kansas City, MO		Grant Type and Number Capital Fund Program Grant No: MO16P002501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HAKC Wide	Staff Training	1408		25,000	25,000	2,265	2,265	
HAKC Wide	Acquire Office Space	1408		88,000	88,000	19,438	19,438	
HAKC Wide	MIS Software Upgrade	1408		75,000	75,000	448	448	
HAKC Wide	Security Services	1408		0	0	0	0	
HAKC Wide	Receivership Management Assistance	1430		200,000	200,000	200,000	139	
HAKC Wide	Resident Employment Opportunities	1408		45,000	45,000	0	0	
HAKC Wide	Non Technical Staffing Requirements	1410		264,937	264,937	264,937	78,015	
HAKC Wide	Sundry	1410		35,000	35,000	24,024	24,024	
HAKC Wide	Maintenance Equipment	1408		4,000	4,000	275	175	
HAKC Wide	Acquire Office Equipment	1475		75,000	75,000	97,004	15,272	
HAKC Wide	Maintenance tools and equipment	1475		0	0	0	0	
Chouteau Courts	Modernization of units	1460		0	0	0	0	
Chouteau Courts	Relocation	1495		0	0	0	0	
Wayne Miner	Redesign entry stoop	1460		40,000	40,000	0	0	
Wayne Miner	Replace Office Floor	1470		74,000	74,000	0	0	
Wayne Miner	Upgrade playground equipment	1475		75,000	75,000	0	0	
Wayne Miner	Relocation	1495		24,500	24,500	34,540	34,540	
Wayne Miner	A/E (6% of construction)	1430		120,546	120,546	23,899	23,899	
Wayne Miner	Contingency (5% of capital improvements)	1502		9,450	9,450	0	0	

West Bluff	Playground, landscaping sidewalks	1450		34,650	34,650	0	0
West Bluff	Contingency	1502		1,836	1,836	0	0
West Bluff	A/E Fees	1430		2,079	2,079	0	0
Brush Creek	Replace Rooftop Screen	1470		0	8937	10,662	10,662
Brush Creek	Upgrade Furniture	1475		1,500	1,500	0	0
Brush Creek	Replace elevator equipment	1475		37,500	37,500	0	0
Brush Creek	Annunciator	1475		70,000	70,000	0	0
Brush Creek	Building joint repairs	1460		20,000	20,000	0	0
Brush Creek	Evaluate HVAC system	1430		20,000	20,000	0	0
Brush Creek	Replace stoves and refrigerators	1465		33,500	33,500	0	0
Brush Creek	Contingency	1502		9,125	188	0	0
Dunbar Gardens	Modernize bathrooms	1460		16,750	16,750	0	
Dunbar Gardens	Office Upgrades	1470		7,500	7,500	0	0
Dunbar Gardens	Contingency	1502		1,213	1,213	0	0
Dunbar Gardens	A/ E	1430		450	450	0	0
T. B. Watkins	Sidewalks, Doorbells, upgrades	1450		73,500	36,750	0	0
T. B. Watkins	Complete Site Improvements	1460		0	36,750	0	0
T. B. Watkins	A / E	1430		0	0	3,500	3,500
Guinotte Manor	Replacement Upgrades	1460		76,650	76,650	15,000	0
Riverview Garden	Replacement Upgrades	1460		81,200	81,200	0	0
Riverview Garden	A / E	1430		0	0	1,900	1,900
Scattered Sites	Environmental Consulting	1430		20,000	20,000	0	0
Scattered Sites	Construction Management	1430		36,000	36,000	0	0
Scattered Sites	Comprehensive Modernization	1460		400,000	400,000	169,613	61,106
Scattered Sites	Appliances	1465		6,000	6,000	0	0
Scattered Sites	Relocation	1495		6,000	6,000	0	0
Scattered Sites	Comprehensive Modernization	1460		50,000	50,000	0	0
Scattered Sites	Appliances	1465		6,000	6,000	0	0

Scattered Sites	Relocation	1495		2,000	2,000	0	0
Scattered Sites	Construction Management	1430		36,000	36,000	0	0
Scattered Sites	Comprehensive Modernization	1460		150,000	150,000	40,257	40,257
Scattered Sites	Appliances	1465		6,000	6,000	0	0
Scattered Sites	Relocation	1495		6,000	6,000	0	0
Scattered Sites	Comprehensive Modernization	1460		400,000	400,000	67,701	67,701
Scattered Sites	Appliances	1465		6,000	6,000	0	0
Scattered Sites	Relocation	1495		6,000	6,000	0	0
Pemberton Height	Closet Door Replacement	1460		20,000	20,000	0	0
Pemberton Height	Replace kitchen counters & cabinets	1460		85,000	85,000	0	0
Pemberton Height	Elevator Repair	1460		0	45,000	0	0
Pemberton Height	HVAC Repair	1460		45,000	45,000	0	0
Pemberton Height	Plumbing assessment	1475		15,000	0	0	0
Pemberton Height	Contingency	1502		10,500	10,500	0	0
Pemberton Height	A / E fees	1430		0	15,000	0	0
MO16P002501-00				2,999,386	2,999,386	975,463	383,341
TOTALS							

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

PHA Name: Housing Authority of Kansas City, MO		Grant Type and Number Capital Fund Program No: MO16P002501-00 Replacement Housing Factor No:					Federal FY of Grant: 2000
Development Number Name/HA-Wide Activities	All Fund Obligated 09/30/2003			All Funds Expended 09/03/2004			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MO-2 HAKC Wide							
MO-2-2 Theron B. Watkins							
MO-2-3 Guinotte Manor							
MO-2-5 Riverview Gardens							
MO-2-8 West Bluff							
MO-2-13 Brush Creek							
MO-2-14 Dunbar Gardens							
MO-25 Pemberton Heights							
MO 2-31 Scattered Sites							
MO 2-1 Chouteau Courts							
MO 2-4 Wayne Miner							

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

PHA Name: Housing Authority of Kansas City, MO		Grant Type and Number Capital Fund Program No: MO16P002501-00 Replacement Housing Factor No:				Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated			All Funds Expended			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Theron B. Watkins	9 / 01	9 / 02		9 / 02	9 / 03		No Change Projected
Wayne Miner	9 / 01	9 / 02		9 / 02	9 / 03		No Change Projected
West Bluff	9 / 01	9 / 02		9 / 02	9 / 03		No Change Projected
Scattered Sites	9 / 01	9 / 02		9 / 02	9 / 03		No Change Projected
Brush Creek	9 / 01	9 / 02		9 / 02	9 / 03		No Change Projected
Dunbar Gardens	9 / 01	9 / 02		9 / 02	9 / 03		No Change Projected
Pemberton Heights	9 / 01	9 / 02		9 / 02	9 / 03		No Change Projected
Scattered Sites	9 / 01	9 / 02		9 / 02	9 / 03		No Change Projected
Scattered Sites	9 / 01	9 / 02		9 / 02	9 / 03		No Change Projected
Chouteau Courts	9 / 01	9 / 02		9 / 02	9 / 03		No Change Projected
Scattered Sites	9 / 01	9 / 02		9 / 02	9 / 03		No Change Projected
HAKC Wide	9 / 01	9 / 02		9 / 02	9 / 03		No Change Projected

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Kansas City		Grant Type and Number Capital Fund Program Grant No: MO16P002101-01 (CFP 2001) Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies X Revised Annual Statement (revision no: 01) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	233,000	448,000	313,000	152,681
4	1410 Administration	299,937	264,937	264,937	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	450,075	332,836	75,716	75,716
8	1440 Site Acquisition				
9	1450 Site Improvement	108,150	55,000	0	0
10	1460 Dwelling Structures	1,371,500	1,083,096	1,071,279	1,071,279
11	1465.1 Dwelling Equipment—Nonexpendable	57,500	380,595	0	0
12	1470 Non-dwelling Structures	81,500	10,000	0	0
13	1475 Non-dwelling Equipment	353,000	79,000	10,337	10,337
14	1485 Demolition	0			
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	44,500	44,500	0	0
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	32,124	333,322	333,322	0

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Kansas City		Grant Type and Number Capital Fund Program Grant No: MO16P002101-01 (CFP 2001) Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 01) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	3,031,286	3,031,286	2,068,591	1,310,013
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 Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of Kansas City, MO		Grant Type and Number Capital Fund Program Grant No: MO16R002501-01 (CFP 2001) Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HAKC Wide	Operating Costs	1406		0	0	0	0	
HAKC Wide	Receivership Admin and Executive Investment	1408		0	200,000	200,000	0	
HAKC Wide	Rent	1408		88,000	88,000	88,000	0	
HAKC Wide	Staff Training	1408		25,000	25,000	25,000		
HAKC Wide	MIS Software	1408		40,000	50,000	0	0	
HAKC Wide	Resident Employment Opportunities	1408		45,000	45,000	0	0	
HAKC Wide	Sundry	1408		35,000	35,000	0	0	
HAKC Wide	Update Alarm, CCTV System	1408		0	5,000	0	0	
HAKC Wide	Non-Technical Salaries + Benefits	1410		299,937	264,937	264,937	0	
HAKC Wide	Non-Dwelling Equipment	1475		4,000	4,000	0	0	
HAKC Wide	Office Equipment	1475		349,000	75,000	0	0	
HAKC Wide	Debt Services	1501		32,124	333,322	333,322	0	
T.B. Watkins	Landscaping Assessment	1430		0	5,000	0	0	
T.B. Watkins	Add lighting in common areas	1450		0	25,000	0	0	
T.B. Watkins	Install restroom & shower in Maint shop	1470		0	10,000	0	0	
T.B. Watkins	Replacement Upgrade	1460		13,500	13,500	0	0	
Guinotte Manor	Erosion control through plantings	1450		0	15,000	0	0	
Guinotte Manor	Replacement Upgrade	1460						
Riverview Gardens	Install handrail on exterior stairs	1450		0	5,000	0	0	

Riverview Gardens	Replacement Upgrade	1460		54,200	54,200	0	0
West Bluff	Hardwire smoke detectors	1460		0	25,000	0	0
West Bluff	Replacement Upgrades	1460		1,650	1,650	0	0
West Bluff	Comprehensive drainage assessment	1430		15,000	15,000	0	0
Scattered Sites	Construction Management	1430		36,000	36,000	0	0
Scattered Sites	Environmental Consulting	1430		20,000	20,000	0	0
Scattered Sites	Comprehensive Modernization	1460		612,689	548,746	0	0
Scattered Sites	Appliances	1465		24,500	24,000	0	0
Scattered Sites	Relocation	1495		20,000	20,000	0	0
Brush Creek	A&E	1430		40,000	0	0	0
Brush Creek	Replace coils, cages, fans & therms	1465		0	160,800	0	0
Brush Creek	Bring inside handrails up to code	1460		0	0	0	0
Brush Creek	Replace exterior handrails	1460		0	12,000	0	0
Brush Creek	Modernize Laundry rooms	1460		0	6,000	0	0
Brush Creek	Repairs to electrical panels	1460		30,000	30,000	0	0
Brush Creek	Insulate outside plumbing	1460		20,000	20,000	0	0
Brush Creek	Install new lock system	1460		25,000	25,000	0	0
Brush Creek	Elevator assessment & repairs	1465		15,000	15,000	0	0
Brush Creek	Annunciator	1465		0	70,000	0	0
Brush Creek	Building joint repairs	1460		20,000	0	0	0
Brush Creek	Evaluate HVAC Systems & make rprs	1460		20,000	20,000	0	0
Brush Creek	Replace stoves & refrigerators	1465		0	33,500	0	0
Chouteau Courts	A&E Fees	1430		82,239	0	0	0
Chouteau Courts	Mudjacking, plumbing, repl. Ret. Walls	1450		98,150	0	0	0
Chouteau Courts	Relocation of maint bldg , replace steps	1470		81,500	0	0	0
Chouteau Courts	Construction of youth center	1470		0	0	0	0
Chouteau Courts	Relocation and abatement	1495		0	0	0	0
Chouteau Courts`	Construction Contingency	1502		0	0	0	0

Dunbar Gardens	A&E	1430		3,506	3,506	0	0
Dunbar Gardens	Replacement Upgrades	1460		16,250	16,250	0	0
Dunbar Gardens	Exterior Wall Repair	1460		100,000	100,000	0	0
Dunbar Gardens	Modernize Bathrooms	1460		16,750	16,750	0	0
Dunbar Gardens	Replace Stoves & Refrigerators	1465		18,000	18,000	0	0
Pemberton Height	A&E	1430		18,330	18,330	0	0
Pemberton Height	Repair Backup Drainage	1450		10,000	10,000	0	0
Pemberton Height	Replace all defective thermostats	1460		0	12,000	0	0
Pemberton Height	Lower fire alarm pulls comply w/ADA	1460		0	4,000	0	0
Pemberton Height	Plumbing Assessment	1460		15,000	15,000	0	0
Pemberton Height	Closet Door replacement	1460		20,000	20,000	0	0
Pemberton Height	New door locking system	1460		73,000	73,000	0	0
Pemberton Height	Replace kitchen cabinets and countertops	1460		40,000	40,000	0	0
Pemberton Height	Elevator Assessment	1460		5,000	5,000	0	0
Pemberton Height	Assess HVAC System	1460		10,000	10,000	0	0
Pemberton Height	Replace Stoves and refrigerators	1465		0	59,295	0	0
Wayne Minor	A&E	1430		250,000	250,000	0	0
Wayne Minor	Modernization of units w/ Contingency	1460		263,461	0	0	0
Wayne Minor	Relocation	1495		24,500	24,500	0	0

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

PHA Name: Housing Authority of Kansas City, MO		Grant Type and Number Capital Fund Program No: MO16P2501-01 (CFP 501-2001) Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated 09/30/2003			All Funds Expended 09/03/2004			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MO-2 HAKC Wide	918,061	1,125,259	911,259	0	0		
MO-2-2 Theron B. Watkins	13,500	53,500	0	0	0		
MO-2-3 Guinotte Manor	0	15,000	0	0	0		
MO-2-5 Riverview Gardens	54,200	59,200	0	0	0		
MO-2-8 West Bluff	16,650	41,650	0	0	0		
MO-2-13 Brush Creek	170,300	392,300	0	0	0		
MO-2-14 Dunbar Gardens	154,506	154,506	0	0	0		
MO-25 Pemberton Heights	191,330	266,625	0	0	0		
MO 2-31 Scattered Sites	742,378	677,935	0	0	0		
MO 2-1 Chouteau Courts	261,889	0	0	0	0		
MO 2-4 Wayne Miner	537,961	274,500	0	0	0		

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

PHA Name: Housing Authority of Kansas City, MO		Grant Type and Number Capital Fund Program No: MO16P2501-01 (CFP 501-2001) Replacement Housing Factor No:					Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated 09/30/2003			All Funds Expended 09/03/2004			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
MO-2 HAKC Wide	09/30/03	09/30/03		09/30/04	09/30/04		No Change Projected	
MO-2-2 Theron B. Watkins	09/30/03	09/30/03		09/30/04	09/30/04		No Change Projected	
MO-2-3 Guinotte Manor	09/30/03	09/30/03		09/30/04	09/30/04		No Change Projected	
MO-2-5 Riverview Gardens	09/30/03	09/30/03		09/30/04	09/30/04		No Change Projected	
MO-2-8 West Bluff	09/30/03	09/30/03		09/30/04	09/30/04		No Change Projected	
MO-2-13 Brush Creek	09/30/03	09/30/03		09/30/04	09/30/04		No Change Projected	
MO-2-14 Dunbar Gardens	09/30/03	09/30/03		09/30/04	09/30/04		No Change Projected	
MO-25 Pemberton Heights	09/30/03	09/30/03		09/30/04	09/30/04		No Change Projected	
MO 2-31 Scattered Sites	09/30/03	09/30/03		09/30/04	09/30/04		No Change Projected	
MO 2-1 Chouteau Courts	09/30/03	09/30/03		09/30/04	09/30/04		No Change Projected	
MO 2-4 Wayne Miner	09/30/03	09/30/03		09/30/04	09/30/04		No Change Projected	

HOUSING AUTHORITY OF KANSAS CITY, MISSOURI

FY 2003 ANNUAL PLAN



Pet Policy Summary

The Housing Authority of Kansas City, Missouri (HAKC) will not discriminate against persons who reside in or apply for residence in federally assisted rental housing on the basis that such persons own or keep common household pets in their units.

All such animals which reside in developments for the elderly or for persons with disabilities are excluded from this policy, as are all such animals which visit these developments.

Scope: The policy applies to common household pets. This term includes only domesticated animals which are traditionally kept in the home for pleasure rather than commercial purposes. Common household pets include the following: dog, cat, bird, rodent (including a rabbit), fish or turtle. Common household pets do not include reptiles, except for turtles. This policy applies to all housing developments.

Each resident is permitted to own one four legged warm blooded pet. The pet shall not exceed at maturity thirty pounds in weight or eighteen to twenty-one inches shoulder height. All such pets must be spayed and neutered with documentation of this procedure available. All pets must also be registered with the HAKC prior to bringing said pets onto the development site.

Registration: Registrations must be updated annually. Inoculation records must be available, and signed by a licensed veterinarian. HAKC may refuse to register the pet under the following circumstances: the pet is not a common household pet, incomplete pet registration or that the resident would be unable to keep the pet in compliance with the pet rules and other lease obligations.

Each resident who owns or keeps a pet will be required to pay a refundable security deposit. The deposit will be used to only pay reasonable expenses directly attributable to the presence of the pet in the project for cost of repairs and replacements of the dwelling unit. The unused portion of the deposit will be returned to the resident within a reasonable time after the resident moves from the development or no longer keeps the pet in the unit.

Violation Procedures: Failure to correct the violation may result in an HAKC order to remove the pet or initiate procedures to terminate a resident's tenancy based upon a pet rule violation.

HOUSING AUTHORITY OF KANSAS CITY, MISSOURI

FY 2003 ANNUAL PLAN

Resident Membership of the Governing Board

The United States District Court for the Western District of Missouri appointed TAG Associates of Kansas City, Inc. (TAG) as Receiver of the Housing Authority of Kansas City, Missouri effective September 6, 1994. The HAKC does not currently operate under the control of a board. For this reason, the HAKC does not have a Resident Member on a PHA Governing Board. However, in anticipation of release of the Receivership, residents of the Public Housing Authority elected Ms. Lula Smith as the Public Housing representative member of the Governing Board. Ms. Venessa Newton, a Section 8 resident, was also designated as a Board member.

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Kansas City		Grant Type and Number Capital Fund Program Grant No: MO16R002501-01 (CFP 2001) Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 01)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	1460 Dwelling Structures	29,189	29,189	22,307	22,307
2	Amount of Annual Grant: (sum of lines 2-20)	28,189	29,189	22,307	22,307
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					

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

PHA Name: Housing Authority of Kansas City	Grant Type and Number Capital Fund Program Grant No: MO16R002501-01 (CFP 2001) Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/ Emergencies X Revised Annual Statement (revision no: 01)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18					
19					
20					
21					
22					
23					
24					
25					
26					

Dunbar Gardens	A&E	1430						
Dunbar Gardens	Replacement Upgrades	1460						
Dunbar Gardens	Exterior Wall Repair	1460						
Dunbar Gardens	Modernize Bathrooms	1460						
Dunbar Gardens	Replace Stoves & Refrigerators	1465						
Pemberton Height	A&E	1430						
Pemberton Height	Repair Backup Drainage	1450						
Pemberton Height	Replace all defective thermostats	1460						
Pemberton Height	Lower fire alarm pulls comply w/ADA	1460						
Pemberton Height	Plumbing Assessment	1460						
Pemberton Height	Closet Door replacement	1460						
Pemberton Height	New door locking system	1460						
Pemberton Height	Replace kitchen cabinets and countertops	1460						
Pemberton Height	Elevator Assessment	1460						
Pemberton Height	Assess HVAC System	1460						
Pemberton Height	Replace Stoves and refrigerators	1465						
Wayne Miner	A&E	1430						
Wayne Miner	Modernization of units w/ Contingency	1460						
Wayne Miner	Relocation	1495						

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

PHA Name: Housing Authority of Kansas City, MO		Grant Type and Number Capital Fund Program No: MO16P2501-01 (CFP 501-2001) Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated 09/30/2003			All Funds Expended 09/03/2004			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MO-2 HAKC Wide							
MO-2-2 Theron B. Watkins							
MO-2-3 Guinotte Manor							
MO-2-5 Riverview Gardens							
MO-2-8 West Bluff							
MO-2-13 Brush Creek							
MO-2-14 Dunbar Gardens							
MO-25 Pemberton Heights							
MO 2-31 Scattered Sites							
MO 2-1 Chouteau Courts							
MO 2-4 Wayne Miner							

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

PHA Name: Housing Authority of Kansas City, MO		Grant Type and Number Capital Fund Program No: MO16P2501-01 (CFP 501-2001) Replacement Housing Factor No:					Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated 09/30/2003			All Funds Expended 09/03/2004			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
MO-2 HAKC Wide	09/30/03	09/30/03		09/30/04	09/30/04		No Change Projected	
MO-2-2 Theron B. Watkins	09/30/03	09/30/03		09/30/04	09/30/04		No Change Projected	
MO-2-3 Guinotte Manor	09/30/03	09/30/03		09/30/04	09/30/04		No Change Projected	
MO-2-5 Riverview Gardens	09/30/03	09/30/03		09/30/04	09/30/04		No Change Projected	
MO-2-8 West Bluff	09/30/03	09/30/03		09/30/04	09/30/04		No Change Projected	
MO-2-13 Brush Creek	09/30/03	09/30/03		09/30/04	09/30/04		No Change Projected	
MO-2-14 Dunbar Gardens	09/30/03	09/30/03		09/30/04	09/30/04		No Change Projected	
MO-25 Pemberton Heights	09/30/03	09/30/03		09/30/04	09/30/04		No Change Projected	
MO 2-31 Scattered Sites	09/30/03	09/30/03		09/30/04	09/30/04		No Change Projected	
MO 2-1 Chouteau Courts	09/30/03	09/30/03		09/30/04	09/30/04		No Change Projected	
MO 2-4 Wayne Miner	09/30/03	09/30/03		09/30/04	09/30/04		No Change Projected	

FY 2002 Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

A. Amount of PHDEP Grant \$383, 033

B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ **R: X**

C. FFY in which funding is requested _____

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Theron B. Watkins	210	617
Guinotte Manor	219	643
Wayne Minor	74	339
Riverview Gardens	232	621
West Bluff	100	326
Brush Creek Towers	135	128
Dunbar Gardens	65	64
Pemberton Heights	120	123
Villa Del Sol	64	172
Cardinal Ridge		
Scattered Site (2-12)	46	62
Scattered Site (2-23)	47	82
Scattered Site (2-28)	39	122
Scattered Site (2-29)	41	91
Scattered Site (2-31)	26	97
Scattered Site (2-93)	14	74
Total	1572	3654

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months _____ 12 Months X 18 Months _____ 24 Months _____ Other _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995					
FY 1996	\$451,500	MO16DEP0020196	\$0	1/6 months	Closed
FY 1997	\$467,740	MO16DEP0020197	\$0	none	Closed
FY1998	\$379,860	MO16DEP0020198	\$0	none	Closed
FY 1999	\$321,113	MO16DEP0020199	\$0	none	Closed
FY 2000	\$334,666	MO16DEP0020100	\$90,827	none	
FY 2001	\$383,033	MO16DEP0020101	\$286,895	none	

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY _____ PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	\$35,000
9120 - Security Personnel	\$135,000
9130 - Employment of Investigators	\$196,719
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	\$13,387
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	\$46,853
TOTAL PHDEP FUNDING	\$426,959

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.Law Enforcement			1/2002	1/2003	\$35,000		Consistent and available police support to developments and agency.
2.							
3.							

9120 - Security Personnel						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.Security Patrols			1/2002	1/2003	\$135,000		Reduce drug activity and less disruption in developments.
2.							
3.							

9130 - Employment of Investigators						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Patrol and surveillance of developments and coordination with KCPD			1/2002	1/2003	\$98,359		Active check points; reduce incidence of crime in developments and surrounding communities

2. Assure that undesirable elements are prevented from leasing in the agency; screen for drug histories			1/2002	1/2003	\$98,359		Less evictions of new tenants; a stable population.
3.							

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Education, recreation, counseling about negative effects of drugs, promoting healthy lifestyle choices	400	HAKC families and youth; at-risk youth from surrounding communities	1/2002	1/2003	\$13,387		Ongoing participation in recreational & educational activities and events. Interest and attendance at special events focusing on drug prevention.
2.							
3.							

9170 - Drug Intervention					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9180 - Drug Treatment					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Program Management			1/2002	1/2003	41,863		Timely contracting, monitoring, and management of grant funds.
2. Outcome Evaluation			1/2002	1/2003	5,000		Development of evaluation model, including resident safety surveys; data collection and analysis
3.							

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110				
9120				
9130				
9140				
9150				
9160				
9170				
9180				
9190				
TOTAL		\$		\$

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

Housing Authority of Kansas City, Missouri
Community Service and Self-Sufficiency Program

Background

In accordance with the Quality Housing and Work Responsibility Act (QHWRA) of 1998, all HAKC adult residents 18 years of age and older, including non-heads of households, were required to contribute eight hours per month of community service or participate in an economic self-sufficiency program, such as Family Self Sufficiency (FSS), education or job training. Exemptions to this ruling were those residents that were employed or were unable to fulfill the requirements of the program because of a disability. This ruling was changed in 2001, according to current HUD regulations, to include only those residents who lived in HOPE VI properties, thus reducing the number of residents the program contractor was obligated to serve from 500 to 230 residents.

The Community Service and Self-Sufficiency Program contract was awarded to Della C. Lamb Community Services agency as of March of 2001, with the mandate to provide the one-on-one community service linkage services to the public housing residents, including those who resided in scattered site housing. The contractor was also required to operate the program in tandem with the Public Housing Residents Council (PHRC) and to conduct all activities with input from the PHRC.

Program Startup

As of March 2001, public meetings were scheduled, with meeting announcements sent to all eligible residents. The intake and assessment process was introduced and residents were provided instructions on how to fill out the intake sheet used to determine eligibility or exemption status for the program. Three community meetings were held at the Clymer Center, the Family Development and Learning Center (FDLC), and the Tony Aguirre Community Center. A Help Line was established to answer resident questions regarding the intake process. As of June of 2001, 158 residents responded to the outreach effort, with 78 residents reaching compliance and 80 seeking community service placements.

Five residents were hired by Della C. Lamb from five different family developments to operate as Block Leaders, conducting outreach and recruitment for the Community Service and Self-Sufficiency Program.

Amended Contract

Due to unforeseen budget shortfalls in the original program design, Della C. Lamb and the HAKC agreed to amend the contract, providing a new payment structure based on costs incurred as opposed to program outcomes. The amended contract, dated September 26, 2001, also restated programmatic obligations of Della C. Lamb, including outreach efforts, employment and training of resident Block Leaders, documentation and tracking methods, and transportation plans. Della C. Lamb also agreed to identify a minimum of

15 community service sites and negotiate volunteer jobs for residents that would target specific work skill development goals. The Resident Services Department of HAKC also committed to assist by identifying volunteer opportunities in and around the family developments, including assisting in the computer lab, lawn care and general housekeeping, among others.

The Public Housing Resident Council, under the amended contract, agreed to support the recruitment efforts, including replacing resident employees as needed and engaging each Tenant Association to continue to communicate the program requirements to the resident populations in each HOPE VI development. The PHRC also agreed to identify barriers to resident compliance and assist with modified work plans as needed.

Compliance reports were to be provided to each property manager detailing verified resident activities for the given month for each eligible resident. Della C. Lamb also agreed to program outcome measures at this juncture, including number of residents served and compliance rates.

Program Re-Start/Block Leader training

As of November 2001, Block Leader training commenced, with responsibilities outlined for each of the five residents (one full-time and four part-time employees), including monthly verification of resident contacts, outreach activities, and required reporting. The residents were trained to use the FAMCare system, the Social Service Case Management software of Della C. Lamb. The residents were required to provide data entry through home-based personal computers or computers based in the PHRC offices at Riverview Gardens and Theron B. Watkins family developments. Block Leaders were also required to prepare mailings to residents explaining the program, to reach non-compliant residents and assist in addressing barriers to compliance using the tool, Jumping the Barriers to Compliance, and submit regular reports detailing hours worked and activities undertaken.

Program Operations

The program design placed much of the responsibility for the successful outcome measures on the Block Leader position, with monitoring provided by the Della C. Lamb Project Director. Della C. Lamb, in their final assessment of the program, states that the Block Leaders working at Theron B. Watkins and the scattered site housing units were meeting consistent reporting requirements and appeared to be performing well. However, as of February 2002, Della C. Lamb reported that they encountered problems with some of the Block Leaders not meeting their obligations. By April of 2002, three Block Leaders were no longer employed, leaving one full-time resident to assist the Della C. Lamb staff with outreach to the Hope VI developments. The Project Director indicates that the remaining Block Leader demonstrated much enthusiasm for her work and conducted outreach well.

Program Conclusions/Outcomes

In April, 2002, a quality control audit of the Community Service and Self-Sufficiency Program was undertaken, by the Project Director and the HAKC Director of Resident Services. in preparation for contract invoicing. Della C. Lamb was asked to address certain noted deficiencies in the program in order to bring the program into compliance with the amended contract, notably, adequate documentation of each resident's activity.

Corrective measures were put in place to achieve outreach mandates, particularly in the Guinotte Manor development, to ensure that all residents had the opportunity to fulfill the requirements of the program. Individual resident files were audited for completion with a review of each file, ensuring that all intake and assessment forms, progress notes, verification of work, and a total summary of compliance were completed.

By June of 2002, when the contract was scheduled to expire with Della C. Lamb, both the Project Director and the HAKC Resident Services Director reviewed program outcomes. The total number of compliant Hope VI residents who responded to the requirements of the Community Service and Self-Sufficiency Program between November 2001 and June 2002, were as follows:

Nov 01	Dec 01	Jan 02	Feb 02	Mar 02	April 02	May 02	June 02
65	66	106	106	126	119	125	116

Della C. Lamb, in their final report, addressed some of the inherent difficulties in conducting a community service program, including the non-responsiveness of the resident population to the program requirements. All too frequently the residents expressed confusion regarding the program requirements as a condition of their continued residency in public housing.

As of July 2002, the Community Service and Self-Sufficiency Program will be operated by the Resident Services Department, with shared oversight and management with the HAKC Operations Department.

Section 8 Program Reviewing Members:

Ms. Melinda Birdsong
527 Blue Ridge Blvd.
Kansas City, MO 64125

Ms. Stephanie Williams
7133 Agnes
Kansas City, MO 64130

Public Housing Reviewing Members:

Mr. John Pollard
1800 Emanuel Cleaver II Blvd.
Apt. #906
Kansas City, MO 64130

Mr. Alfred Brown
1800 Emanuel Cleaver II Blvd.
Apt #208
Kansas City, MO 64130

Ms. Connie Flowers
8232 North Troost
Kansas City, MO 64118

Ms. Mickie Carter
226 W. 77th Terrace
Kansas City, MO 64114

Ms. Julie E. Levin
Managing Attorney
Legal Aid of Western Missouri
1125 Grand Boulevard, Suite 1900
Kansas City, MO 64106

August 27, 2002

RE: Response to questions and comments regarding HAKC's Annual Plan Draft for FY 2003

Dear Ms. Levin:

We have received your comments and questions regarding the HAKC's Annual Plan Draft for FY 2003. Subsequently, we offer the following answers to your questions and comments:

1. Request for a copy of the most recent Consolidated Plan relied upon by the Housing Authority: Copies of this plan may be requested from Mr. Stan Barrett, Director of the Kansas City, Missouri Department of Housing and Community Development. HAKC maintains one (1) copy of the most current plan in its Administrative Offices. We will make our copy available for your review. Please contact Pete Reeves at 968-4204 if you wish to review our copy of the Consolidated Plan.
2. Request that HAKC should implement preferences and policies that will facilitate the placement of extremely low-income families into housing: Eighty nine percent (89%) of the families on the public housing waiting list are at or below 30% of the area median income. Thus, approximately nine out of ten applicants that will be selected for public housing will be at or below 30% of the area median income. Therefore, no preference is needed for families on the public housing waiting list with extremely low income.
3. Request that HAKC implement preferences and policies that will facilitate the placement of extremely low income families into Section 8 housing: As stated before, eighty nine percent (89%) of the families on the Section 8 waiting list are already at or below 30% of the area median income. Thus, approximately nine out of ten applicants that are selected for Section 8 housing will be at or below 30% of the area median income. Therefore, no preference is needed for families on the Section 8 waiting list with extremely low income.

Ms. Levin

August 27, 2002

Page 2

4. Request that HAKC check other provisions that would enable it to target assistance to families at or below 30% of the area median income: The Housing Authority does not plan to "target" at or below 30% of the area median income because 89% of the public housing and Section 8 waiting lists are already at this level of the area median income.
5. Comment that flat rents will defeat the purpose of targeting available assistance to families at or below 50% of the area median income: Your comments are noted. The Housing Authority will determine and implement flat rents in accordance with all applicable regulations.
6. Request that HAKC clarify that the formal federal preferences and the working families are equally weighted in priority after 40% of the public housing units are occupied by working families: The clarification that you have requested has been made on pages 19 and 20 of the plan.
7. Request that HAKC answer paragraph d under paragraph six of page 21: This box was inadvertently left blank. It has now been answered "No".
8. Comment that increases in flat rents will negate the efforts of HAKC in making special efforts to attract or retain higher income families in all developments except scattered sites: Your comments are noted. The Housing Authority will determine and implement flat rents in accordance with all applicable regulations. Lastly, paragraph g on page 22 was inadvertently left blank. The plan has been updated to reflect that "Not Applicable" has been checked.
9. Request for the Housing Authority to list "other" sources regarding its policies governing eligibility selection and admissions to special purpose Section 8 programs: The other sources were inadvertently left out. The plan has been updated to include the HAKC website and Section 8 Living brochure.
10. Comment for HAKC to consider selecting additional discretionary (optional) deductions and/or exclusion policies to attract additional working families and those with higher incomes: Optional deductions or exclusions are not being considered at this time. HAKC does not recoup any subsidy to offset reductions in rent due to discretionary or optional deductions or exclusions.

11. Comment regarding the PHRC's dispute with the methodology used by the HAKC to develop flat rents: Your comments are noted. The Housing Authority will determine and implement flat rents in accordance with all applicable regulations.
12. Request that the "other" reason be stated why the payment standard is higher than the Fair Market Rent (FMR): The "other" box was inadvertently checked. The payment standard is currently at 110%, therefore the plan has been updated to reflect the selection of "To increase housing options for families."
13. Request to describe the 101 conversions listed on page 31 under paragraph B: The 101 conversions you are referring to are conversions listed from FY 2002. These included the Section 8 project based development of Twin Elms and the substantial rehab development of Lovett Place. In FY 2003, HAKC is not expecting any such conversions. Therefore "N/A" is listed in the "Expected Turnover" column for next year.
14. Request to check "yes" for the bond proceeds regarding the revitalization and modernization of Chouteau Courts on page 34 under paragraph B (e): The answer was inadvertently checked "No". The plan has now been updated to reflect the answer of "yes". In addition, HAKC has added Maple Corners to Willow Glenn under paragraph B (d).
15. Request that the date of the Section 8 Homeownership Program pilot testing period be changed from the end of December 2001 to December 2002: The listed date of December 2001 will be omitted from the plan and changed to read: "first quarter of 2003."
16. Request that all checked references on page 43 under paragraph C "Welfare Benefit Reductions" be further described: The answers and further references to the responses may be found in Title 42 of the United States Code, paragraph d of Section 1437j.
17. Request that a date should not be stated in the PHA plan regarding the dissolution of the Receivership: The language in the plan has been updated to: "Until such time as the Court Ordered Receivership is modified."

Ms. Levin
August 27, 2002
Page 4

18. Request to provide correspondence and documentation indicating that the Housing Authority was consulted in the creation of the Consolidated Plan: HAKC received a copy of the 2002 Consolidated Plan for purposes of review only. Upon further review, it has been determined that there is no evidence that the City of Kansas City, Missouri formally consulted with HAKC in its development of the 2002 Consolidated Housing and Community Development Plan. Therefore, the FY 2003 Annual Plan has been updated to reflect this change. The answer of "The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan" has been unchecked.
19. Comment of PHRC objection to the HAKC obtaining designation as a Moving to Work ("MTW") agency: Your comments are noted. The HAKC will work with the residents to determine the feasibility of being a MTW agency. If becoming an MTW agency is feasible and prudent, HAKC will work with the residents to prepare and submit an application to be an MTW agency.

The missing attachments you have referenced are now included in the plan. The table of contents has been updated to reflect this as well. The new attachments include: PHRC comments on the FY 2003 Annual Plan, The HAKC response to these comments, PHA organizational chart, Community Services Description and Membership of the Resident Advisory Board (RAB). All of these attachments may be found in any of the plans that have been posted for public comment.

Thank you for your time in reading our response, and please let us know if we can assist you further.

Sincerely

Edwin T. Lowndes
Executive Director

Enclosures
cc: Jeffrey Lines, Receiver

Public Housing Resident Council

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Kansas City, Missouri		Grant Type and Number Capital Fund Program Grant No: MO16P002501-02 (CFP 2002) Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 01)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	200,000	200,000		
3	1408 Management Improvements	510,451	510,451		
4	1410 Administration	306,058	306,048		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	4,800	2,290		
8	1440 Site Acquisition				
9	1450 Site Improvement	100,500	100,500		
10	1460 Dwelling Structures	531,533	608,810		
11	1465.1 Dwelling Equipment—Nonexpendable	651,800	364,003		
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	89,000	89,000		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	666,343	666,343		

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

PHA Name: Housing Authority of Kansas City, Missouri	Grant Type and Number Capital Fund Program Grant No: MO16P002501-02 (CFP 2002) Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 01)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	3,060,475	2,847,445		
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 Conservation Measures	306,500	296,500		

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of Kansas City, Missouri		Grant Type and Number Capital Fund Program Grant No: MO16P002501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HAKC WIDE	Operating Costs	1406		200,000	200,000			
HAKC WIDE	Receivership Admin, Exec. Investment	1408		200,000	200,000			
HAKC WIDE	Acquire Office Space	1408		105,451	105,451			
HAKC WIDE	Staff Training	1408		50,000	50,000			
HAKC WIDE	MIS Software Upgrade	1408		75,000	75,000			
HAKC WIDE	Resident Employment Opportunities	1408		45,000	45,000			
HAKC WIDE	Sundry	1408		35,000	35,000			
HAKC WIDE	Non Technical Salaries + Benefits	1410		306,048	306,048			
HAKC WIDE	Maintenance Equipment	1475		4,000	4,000			
HAKC WIDE	Office Equipment	1475		75,000	75,000			
HAKC WIDE	Debt Services	1501		666,343	666,343			
TB WATKINS	Landscaping Needs	1450		50,000	50,000			
TB WATKINS	Seal Wood Landings	1460		20,000	20,000			
TB WATKINS	Replacement Upgrades	1460		23,500	23,500			
Guinotte Manor	Replacement Upgrades	1460		76,650	0			
Riverview Garden	Seal Wood Decks	1460		22,000	22,000			
Riverview Garden	Replacement Upgrades	1460		81,200	0			
West Bluff	Playground Equipment	1475		10,000	10,000			
West Bluff	Volleyball Courts	1450		10,500	10,500			
West Bluff	Winterize Exterior Doors	1460		20,000	20,000			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of Kansas City, Missouri		Grant Type and Number Capital Fund Program Grant No: MO16P002501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
West Bluff	Replacement Upgrades	1460		34,650	34,650			
West Bluff	Drainage Repairs	1450		30,000	30,000			
Scattered Sites	Comprehensive Modernization	1460		70,533	0			
Scattered Sites	Storm and Screen Doors	1460		30,000	30,000			
Scattered Sites	Appliances	1465		8,000	8,000			
Brush Creek	Resurface Driveways	1450		5,000	5,000			
Brush Creek	Replace Circuit Breaker Panels	1465		93,800	0			
Brush Creek	Replace trash Compactor	1465		10,000	10,000			
Brush Creek	Sliding gate for parking lot	1450		5,000	5,000			
Brush Creek	Elevator assessment and repair	1465		65,000	65,000			
Brush Creek	Building joint repairs	1460		20,000	13,400			
Brush Creek	Evaluate HVAC system	1465		60,000	0			
Brush Creek	Replace Stoves & Refrigerators	1465		33,500	33,500			
Dunbar Gardens	Replacement Upgrades	1460		16,250	16,250			
Dunbar Gardens	Modernize Bathrooms	1460		16,750	16,750			
Pemberton Hts.	Install Intercom system	1465		45,000	45,000			
Pemberton Hts.	Replace Compactor	1465		10,000	10,000			
Pemberton Hts.	Plumbing Repairs	1465		20,000	11,003			
Pemberton Hts.	Replace Kitchen Cabinets	1460		45,000	17,260			
Pemberton Hts.	Elevator Repairs	1460		45,000	0			
Pemberton Hts.	Assess HVAC System & Make Repairs	1465		60,000	0			

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Housing Authority of Kansas City, Missouri			Grant Type and Number Capital Fund Program Grant No: MO16P002501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Pemberton Hts.	Replace Chillers & Pump Cooling tower	1465		246,500	246,500			
Pemberton Hts.	Replacement Upgrades	1460		10,000	10,000			
Pemberton Hts.	Architect and Engineering Fees	1430		4,800	2,290			
Wayne Miner	Comprehensive Modernization	1460		0	385,000			

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Housing Authority of Kansas City, Missouri			Grant Type and Number Capital Fund Program No: MO16P002501-02 (CFP 2002) Replacement Housing Factor No:			Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MO-2 HAKC Wide	1,761,842	1,761,842		1,761,842	1,761,842		
MO-2-2 Theron B. Watkins	93,500	93,500		93,500	93,500		

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

PHA Name: Housing Authority of Kansas City, Missouri	Grant Type and Number Capital Fund Program No: MO16P002501-02 (CFP 2002) Replacement Housing Factor No:	Federal FY of Grant: 2002
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MO-2-3 Guinotte Manor	76,650	0		76,650	0		
MO-2-5 Riverview Gardens	103,300	22,000		103,500	22,000		
MO-2-8 West Bluff	105,150	105,150		105,150	105,150		
MO-2-13 Brush Creek	292,300	66,900		292,300	66,900		
MO-2-14 Dunbar Gardens	33,000	33,000		33,000	33,000		
MO-25 Pemberton Hts.	486,300	342,053		486,300	342,053		
MO-2-31 Scattered Sites	108,533	38,000		108,533	38,000		
MO 2-4 Wayne Miner	0	385,000		0	385,000		

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
Total CFP Estimated Cost			\$			\$

Capital Fund Program Five-Year Action Plan
Part I: Summary

S A M P L E

PHA Name <i>Anytown Housing Authority</i>						<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2002 PHA FY: 2002	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2005	
	Annual Statement					
<i>10-01/Main Street</i>		<i>\$80,000</i>	<i>\$36,000</i>	<i>\$65,000</i>	<i>\$55,000</i>	
<i>10-02/Broadway</i>		<i>\$90,000</i>	<i>\$40,900</i>	<i>\$40,000</i>	<i>\$43,000</i>	
<i>HA-wide</i>		<i>\$100,000</i>	<i>\$50,000</i>	<i>\$35,000</i>	<i>\$27,000</i>	
CFP Funds Listed for 5-year planning		<i>\$270,000</i>	<i>\$162,900</i>	<i>\$140,000</i>	<i>125,000</i>	
Replacement Housing Factor Funds		<i>\$40,000</i>				

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Kansas City, Missouri		Grant Type and Number Capital Fund Program Grant No: MO16R002501-02 (CFP 2002) Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 01) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	0	27,740		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				

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

PHA Name: Housing Authority of Kansas City, Missouri	Grant Type and Number Capital Fund Program Grant No: MO16R002501-02 (CFP 2002) Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 01)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	0	27,740		
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 Conservation Measures				

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
Total CFP Estimated Cost			\$			\$

Capital Fund Program Five-Year Action Plan

Part I: Summary

S A M P L E

PHA Name <i>Anytown Housing Authority</i>						<input type="checkbox"/> Original 5-Year Plan
						<input type="checkbox"/> Revision No:
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2002 PHA FY: 2002	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2005	
	Annual Statement					
<i>10-01/Main Street</i>		<i>\$80,000</i>	<i>\$36,000</i>	<i>\$65,000</i>	<i>\$55,000</i>	
<i>10-02/Broadway</i>		<i>\$90,000</i>	<i>\$40,900</i>	<i>\$40,000</i>	<i>\$43,000</i>	
<i>HA-wide</i>		<i>\$100,000</i>	<i>\$50,000</i>	<i>\$35,000</i>	<i>\$27,000</i>	
CFP Funds Listed for 5-year planning		<i>\$270,000</i>	<i>\$162,900</i>	<i>\$140,000</i>	<i>125,000</i>	
Replacement Housing Factor Funds		<i>\$40,000</i>				

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Kansas City, Missouri		Grant Type and Number Capital Fund Program Grant No: MO16P002501 (CFP 2003) Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 01) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	999,364			
2	1406 Operations	74,290			
3	1408 Management Improvements	169,063			
4	1410 Administration	126,089			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	150,236			
10	1460 Dwelling Structures	401,906			
11	1465.1 Dwelling Equipment—Nonexpendable	683,313			
12	1470 Nondwelling Structures	25,500			
13	1475 Nondwelling Equipment	86,360			
14	1485 Demolition	5,000			
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	1,120,688			

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

PHA Name: Housing Authority of Kansas City, Missouri	Grant Type and Number Capital Fund Program Grant No: MO16P002501 (CFP 2003) Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 01)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,847,445			
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	0			
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of Kansas City, Missouri		Grant Type and Number Capital Fund Program Grant No: MO16P002501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HAKC Wide	Operating Costs	1406		74,290				
HAKC Wide	Executive Initiatives	1408		68,000				
HAKC Wide	Office Rent	1408		39,863				
HAKC Wide	Staff Training	1408		8,500				
HAKC Wide	MIS Software & Hardware Updates	1408		25,500				
HAKC Wide	Resident Employment Opportunities	1408		15,300				
HAKC Wide	Sundry	1408		11,900				
HAKC Wide	Non-technical Salaries and Benefits	1410		126,089				
HAKC Wide	Maintenance Equipment	1475		1,360				
HAKC Wide	Office Equipment	1475		75,000				
HAKC Wide	Debt Service Cash Reserve Loan Pmt.	1501		454,345				
HAKC Wide	Debt Service Commercial Loan Pmt.	1501		666,343				
#1 Chouteau Courts	Replacement Upgrade	1460		7,905				
#1 Chouteau Courts	Landscaping / Tree trimming	1450		3,754				
#2 TB Watkins	Connect Fence Pillars to BLDG	1450		10,000				
#2 TB Watkins	Replacement Upgrade	1460		10,370				
#2 TB Watkins	Landscaping / Tree Trimming	1450		5,840				
#2 TB Watkins	Handicap Door Opener @ Clymer	1450		2,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of Kansas City, Missouri		Grant Type and Number Capital Fund Program Grant No: MO16P002501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
#2 TB Watkins	Seal Wood Landings	1460		19,232				
#2 TB Watkins	Handicap Curb Cut @ Clymer	1450		4,000				
#2 TB Watkins	Improve Threshold Crossing @ Clymer	1470		500				
#2 TB Watkins	Replace Handicap Chair Lift @ Clymer	1470		13,000				
#2 TB Watkins	Cover Opening in Clymer Entry Roof	1470		5,000				
#2 TB Watkins	Playground	1470		33,000				
#2 TB Watkins	Remove Existing Fountain	1485		5,000				
#3 Guinotte Man.	Replacement Upgrades	1460		10,081				
#3 Guinotte Man.	Tree Trimming	1450		6,090				
#3 Guinotte Man.	Paint front porches	1460		25,000				
#3 Guinotte Man.	Landscaping – New Sod & Fill	1450		8,000				
#4 Wayne Miner	Replacement Upgrades	1460		8,806				
#4 Wayne Miner	Tree trimming	1450		2,058				
#5 Riverview Gar.	Concrete pads & Walls to stop erosion	1450		15,000				
#5 Riverview Gar.	Tree Trimming	1450		6,452				
#5 Riverview Gar.	Replacement Upgrades	1460		19,108				
#5 Riverview Gar.	Paint the trim areas	1460		25,000				
#5 Riverview Gar.	Build food & clothing pantry	1470		5,000				
#5 Riverview Gar.	Picnic Tables	1475		10,000				
#8 West Bluff	Replacement Upgrades	1460		8,751				
#8 West Bluff	Drainage Improvements for porches	1465		15,013				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of Kansas City, Missouri		Grant Type and Number Capital Fund Program Grant No: MO16P002501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
#13 Brush Creek	Replace Chiller	1465		260,000				
#13 Brush Creek	Bldg joint repairs	1465		26,800				
#13 Brush Creek	Tree Trimming	1450		3,726				
#13 Brush Creek	Replacement Upgrade	1460		1,190				
#13 Brush Creek	Sliding gate in Parking Lot	1450		5,000				
#13 Brush Creek	Replace soffits	1460		15,000				
#13 Brush Creek	Replace fire alarms	1465		50,000				
#13 Brush Creek	Dumpster Holding area	1450		5,000				
#13 Brush Creek	Assess need for new roof	1430		5,000				
#13 Brush Creek	Boiler replacement	1460		5,000				
#14 Dunbar Gar.	Replacement upgrade	1460		1,105				
#14 Dunbar Gar.	Modernize Bathrooms	1460		16,750				
#14 Dunbar Gar.	Tree Trimming	1450		1,807				
#14 Dunbar Gar.	Inside Storm Windows	1460		13,000				
#25 Pemberton H.	Install Intercom system	1465		45,000				
#25 Pemberton H.	Repair Hall Security Cameras	1465		5,000				
#25 Pemberton H.	Plumbing Repairs	1465		35,000				
#25 Pemberton H.	Replace Air Conditioner Chiller	1465		246,500				
#25 Pemberton H.	Tree Trimming	1450		3,337				
#25 Pemberton H.	Replacement Upgrade	1460		3,400				
#25 Pemberton H.	Window Repairs	1460		4,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of Kansas City, Missouri		Grant Type and Number Capital Fund Program Grant No: MO16P002501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
#38 Scattered Site	Storm Doors and Appliances	1460		30,000				
#38 Scattered Site	Replacement Upgrade	1460		45,730				
#38 Scattered Site	Tree Trimming	1450		13,172				
#38 Scattered Site	Carpet Replacement	1460		15,000				
#38 Scattered Site	New Construction	1460		117,478				

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

PHA Name: Housing Authority of Kansas City, Missouri		Grant Type and Number Capital Fund Program No: MO16P002501-03 (CFP 501-2003) Replacement Housing Factor No:			Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HAKC Wide	1,566,490						
#1 Chouteau Courts	35,659						

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

PHA Name: Housing Authority of Kansas City, Missouri		Grant Type and Number Capital Fund Program No: MO16P002501-03 (CFP 501-2003) Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
#2 TB Watkins	107,942						
#3 Guinotte Manor	49,171						
#4 Wayne Miner	10,864						
#5 Riverview	80,560						
#8 West Bluff	23,764						
#13 Brush Creek	376,716						
#14 Dunbar Gardens	32,662						
#25 Pemberton Heights	342,237						
#38 Scattered Sites	221,380						
Total	2,847,445						

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
Total CFP Estimated Cost			\$			\$

Capital Fund Program Five-Year Action Plan

Part I: Summary

S A M P L E

PHA Name <i>Anytown Housing Authority</i>					
		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2002 PHA FY: 2002	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2005
	Annual Statement				
<i>10-01/Main Street</i>		<i>\$80,000</i>	<i>\$36,000</i>	<i>\$65,000</i>	<i>\$55,000</i>
<i>10-02/Broadway</i>		<i>\$90,000</i>	<i>\$40,900</i>	<i>\$40,000</i>	<i>\$43,000</i>
<i>HA-wide</i>		<i>\$100,000</i>	<i>\$50,000</i>	<i>\$35,000</i>	<i>\$27,000</i>
CFP Funds Listed for 5-year planning		<i>\$270,000</i>	<i>\$162,900</i>	<i>\$140,000</i>	<i>125,000</i>
Replacement Housing Factor Funds		<i>\$40,000</i>			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Kansas City, Missouri		Grant Type and Number Capital Fund Program Grant No: MO16R002501-03 (CFP 2003) Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	7,740			
10	1460 Dwelling Structures	15,000			
11	1465.1 Dwelling Equipment—Nonexpendable	5,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				

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

PHA Name: Housing Authority of Kansas City, Missouri	Grant Type and Number Capital Fund Program Grant No: MO16R002501-03 (CFP 2003) Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	27,740			
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 Conservation Measures				

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
Total CFP Estimated Cost			\$			\$

Capital Fund Program Five-Year Action Plan

Part I: Summary

S A M P L E

PHA Name <i>Anytown Housing Authority</i>						<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2002 PHA FY: 2002	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2005	
	Annual Statement					
<i>10-01/Main Street</i>		<i>\$80,000</i>	<i>\$36,000</i>	<i>\$65,000</i>	<i>\$55,000</i>	
<i>10-02/Broadway</i>		<i>\$90,000</i>	<i>\$40,900</i>	<i>\$40,000</i>	<i>\$43,000</i>	
<i>HA-wide</i>		<i>\$100,000</i>	<i>\$50,000</i>	<i>\$35,000</i>	<i>\$27,000</i>	
CFP Funds Listed for 5-year planning		<i>\$270,000</i>	<i>\$162,900</i>	<i>\$140,000</i>	<i>125,000</i>	
Replacement Housing Factor Funds		<i>\$40,000</i>				

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing Authority of Kansas City, MO		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	See Annual Statement				
HAKC Wide		1,264,715	1,328,728	1,379,856	1,440,623
Chouteau Courts		51,004	51,004	51,004	101,004
Theron B. Watkins		66,340	129,340	129,340	79,340
Guinotte Manor		77,740	82,740	82,740	82,740
Wayne Miner		27,958	27,958	27,958	27,958
Riverview Gardens		72,652	87,652	77,652	87,652
West Bluff		67,403	67,403	52,403	47,403
Brush Creek Towers		271,126	140,626	145,626	140,626
Dunbar Gardens		34,807	34,807	18,057	18,057
Pemberton		81,337	33,337	53,337	33,337
Scattered Sites		198,672	198,672	202,391	172,391
CFP Funds Listed for 5-year planning		2,847,445	2,847,445	2,847,445	2,847,445
Non Grant Funds		(4,912)	26,575	(11,522)	(22,289)
Replacement Housing Factor Funds		27,740	27,740	27,740	27,740

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year <u>2004</u> : FFY Grant: 2004 PHA FY: 2004			Activities for Year: <u>2005</u> FFY Grant: 2005 PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	Public Housing Wide Activities #00	Operating Costs	323,196	Public Housing Wide Activities #00	Operating Costs (1406)	461,267
Annual	Public Housing Wide Activities #00	Receivership & Exec Initiatives (1408)	200,000	Public Housing Wide Activities #00	Receivership & Exec Initiatives (1408)	200,000
Statement	Public Housing Wide Activities #00	Acquire agency office space (rent) (1408)	120,000	Public Housing Wide Activities #00	Acquire agency office space (rent) (1408)	120,942
	Public Housing Wide Activities #00	Staff training (1408)	25,000	Public Housing Wide Activities #00	Staff training (1408)	25,000
	Public Housing Wide Activities #00	MIS software upgrade (1408)	100,000	Public Housing Wide Activities #00	MIS software upgrade (1408)	75,000
	Public Housing Wide Activities #00	Resident Employment Opps (1408)	45,000	Public Housing Wide Activities #00	Resident Employment Opps (1408)	45,000
	Public Housing Wide Activities #00	Sundry (1408)	35,000	Public Housing Wide Activities #00	Sundry (1408)	35,000
	Public Housing Wide Activities #00	Nontechnical salaries & benefits (1410)	287,519	Public Housing Wide Activities #00	Nontechnical salaries & benefits (1410)	287,519
	Public Housing Wide Activities #00	Capital assessment for HAKC (1430)	50,000	Public Housing Wide Activities #00	Maintenance Equipment (1475)	4,000
	Public Housing Wide Activities #00	Maintenance Equipment (1475)	4,000	Public Housing Wide Activities #00	Office Equipment (1475)	75,000
	Public Housing Wide Activities #00	Office Equipment (1475)	75,000	Public Housing Wide Activities #00		
	Chouteau Courts #01	Replacement Upgrade	47,250	Chouteau Courts #01	Replacement Upgrade	47,250
	Chouteau Courts #01	Landscaping & Tree Trimming	3,754	Chouteau Courts #01	Landscaping & Tree trimming	3,754
	Theron B. Watkins #02	Replacement upgrade	40,500	Theron B. Watkins #02	Paint hand rails, stairwells & seal steps	50,000

	Theron B. Watkins #02	Landscaping & Tree Trimming	5,840	Guinotte Manor #03	Landscaping, tree trimming & removal	6,090
	Theron B. Watkins #02	Change vents in high efficiency furnace syst.	20,000	Guinotte Manor #03	Replacement upgrade	76,650
	Guinotte Manor #03	Landscaping, tree trimming & removal	6,090	Wayne Miner #04	Replacement upgrade	25,900
	Guinotte Manor #03	Replacement upgrade	62,650	Wayne Miner #04	Landscaping & tree trimming	2,058
	Guinotte Manor #03	Stain & seal wood decks	9,000	Riverview Gardens #05	Landscaping & tree trimming	6,452
	Wayne Miner #04	Replacement upgrade	25,900	Riverview Gardens #05	Replacement upgrade	81,200
	Wayne Miner #04	Landscaping & tree trimming	2,058	West Bluff #08	Replacement Upgrade	19,650
	Riverview Gardens #05	Landscaping & tree trimming	6,452	West Bluff #08	Replace shingles on gabled roofs	15,000
	Riverview Gardens #05	Replacement upgrade	66,200	West Bluff #08	Landscaping & tree trimming	2,753
	West Bluff #08	Replacement upgrade	19,650	West Bluff #08	Replace appliances	15,000
	West Bluff #08	Replace shingles on gabled roofs	15,000	West Bluff #08	Replace hot water tanks	15,000
	West Bluff #08	Landscaping & tree trimming	2,753	Brush Creek #13	Building joint repairs	13,400
	West Bluff #08	Replace appliances	15,000	Brush Creek #13	Mod' kitchens and bathrooms (43/yr)	90,000
	West Bluff #08	Replace hot water tanks	15,000	Brush Creek #13	Landscaping, tree trimming & shrubs	3,726
	Brush Creek #13	Building joint repairs	13,400	Brush Creek #13	Replacement upgrade	33,500
	Brush Creek #13	Mod' kitchens & bathrooms (43/yr)	90,000	Dunbar Gardens #14	Replacement upgrade	16,250
	Brush Creek #13	Replace storm doors	33,500	Dunbar Gardens #14	Modernize bathrooms	16,750
	Brush Creek #13	Landscaping, tree trimming & shrubs	3,726	Dunbar Gardens #14	Landscaping & tree trimming	1,807
	Brush Creek #13	Replacement upgrade	13,500	Pemberton #25	Landscaping & tree trimming	3,337
	Brush Creek #13	Replace corroded cast iron sewer mains	50,000	Pemberton #25	Replacement upgrade	30,000

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year : <u>2006</u> FFY Grant: 2006 PHA FY: 2006			Activities for Year: <u>2007</u> FFY Grant: 2007 PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Public Housing Wide Activities #00	Operating Costs	512,845	Public Housing Wide Activities #00	Operating Costs	573,612
Public Housing Wide Activities #00	Receivership & Exec Initiatives (1408)	200,000	Public Housing Wide Activities #00	Receivership & Exec Initiatives (1408)	200,000
Public Housing Wide Activities #00	Acquire agency office space (rent) (1408)	120,492	Public Housing Wide Activities #00	Acquire agency office space (rent) (1408)	120,492
Public Housing Wide Activities #00	Staff training (1408)	25,000	Public Housing Wide Activities #00	Staff training (1408)	25,000
Public Housing Wide Activities #00	MIS software upgrade (1408)	75,000	Public Housing Wide Activities #00	MIS software upgrade (1408)	75,000
Public Housing Wide Activities #00	Resident Employment Opps (1408)	45,000	Public Housing Wide Activities #00	Resident Employment Opps (1408)	45,000
Public Housing Wide Activities #00	Sundry (1408)	35,000	Public Housing Wide Activities #00	Sundry (1408)	35,000
Public Housing Wide Activities #00	Nontechnical salaries & benefits (1410)	287,519	Public Housing Wide Activities #00	Nontechnical salaries & benefits (1410)	287,519
Public Housing Wide Activities #00	Maintenance Equipment (1475)	4,000	Public Housing Wide Activities #00	Maintenance Equipment (1475)	4,000
Public Housing Wide Activities #00	Office Equipment (1475)	75,000	Public Housing Wide Activities #00	Office Equipment (1475)	75,000
Chouteau Courts #01	Replacement upgrade	47,250	Chouteau Courts #01	Admin. Bldg. Improvements	50,000
Chouteau Courts #01	Landscaping & tree trimming	3,754	Chouteau Courts #01	Replacement upgrade	47,250

Theron B. Watkins #02	Paint hand rails, stair wells & seal steps	50,000	Chouteau Courts #01	Landscaping & tree trimming	3,754
Theron B. Watkins #02	Replacement upgrade	73,500	Theron B. Watkins #02	Replacement upgrade	73,500
Theron B. Watkins #02	Landscaping & tree trimming	5,840	Theron B. Watkins #02	Landscaping & tree trimming	5,840
Guinotte Manor #03	Landscaping , tree trimming & removal	6,090	Guinotte Manor #03	Landscaping , tree trimming & removal	6,090
Guinotte Manor #03	Replacement upgrade	76,650	Guinotte Manor #03	Replacement upgrade	76,650
Wayne Miner #04	Replacement upgrade	25,900	Wayne Miner #04	Replacement upgrade	25,900
Wayne Miner #04	Landscaping & tree trimming	2,058	Wayne Miner #04	Landscaping & tree trimming	2,058
Riverview Gardens #05	Landscaping & tree trimming	6,452	Riverview Gardens #05	Landscaping & tree trimming	6,452
Riverview Gardens #05	Replacement upgrade	71,200	Riverview Gardens #05	Replacement upgrade	81,200
West Bluff #08	Replacement upgrade	34,650	West Bluff #08	Replacement upgrade	34,650
West Bluff #08	Replace shingles on gabled roofs	15,000	West Bluff #08	Landscaping & tree trimming	2,753
West Bluff #08	Landscaping & tree trimming	2,753	West Bluff #08	Expand Maintenance area	10,000
West Bluff #08	Replace appliances	15,000	Brush Creek #13	Building joint repairs	13,400
West Bluff #08	Replace hot water tanks	15,000	Brush Creek #13	Mod. Kitchens & bathrooms (43/yr)	90,000
Brush Creek #13	Renovate food pantry	5,000	Brush Creek #13	Landscaping & tree trimming	3,726
Brush Creek #13	Building joint repairs	13,400	Brush Creek #13	Replacement upgrade	7,000
Brush Creek #13	Mod. Kitchens & bathrooms (43/yr)	90,000	Brush Creek #13	Replace closet doors	26,500
Brush Creek #13	Landscaping & tree trimming	3,726	Dunbar Gardens #14	Replacement upgrade	16,250
Brush Creek #13	Replacement upgrade	7,000	Dunbar Gardens #14	Landscaping & tree trimming	1,807
Brush Creek #13	Replace closet doors	26,500	Pemberton #25	Landscaping & tree trimming	3,337
Dunbar Gardens #14	Replacement upgrade	16,250	Pemberton #25	Replacement upgrade	30,000
Dunbar Gardens #14	Landscaping & tree trimming	1,807	Scattered Sites #38	Storm/screen doors & appliances	30,000

Pemberton #25	Landscaping & tree trimming	3,337			
Pemberton #25	Replacement upgrade	30,000	Scattered Sites #38	Replacement upgrade	159,219
Pemberton #25	Paint & carpet hallways	20,000	Scattered Sites #38	Landscaping & tree trimming	13,172
Scattered Sites #38	Storm/screen doors & appliances	30,000			
Scattered Sites #38	Replacement upgrade	159,219			
Scattered Sites #38	Landscaping & tree trimming	13,172			
Total CFP Estimated Cost		\$ 2,220,364			\$ 2,231,131

