

PHA Plans

Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226
(exp 05/31/2006)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined 5-Year Plan for Fiscal Years 2000 - 2004 Streamlined Annual Plan for Fiscal Year 2004

Manhattan Housing Authority

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Manhattan Housing Authority

PHA Number: KS063

PHA Fiscal Year Beginning: (01/2004) January 1, 2004

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**

Number of public housing units: **262** Number of S8 units: Number of public housing units:
Number of S8 units: **198**

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

| Participating PHAs | PHA Code | Program(s) Included in the Consortium | Programs Not in the Consortium | # of Units Each Program |
|----------------------|----------|---------------------------------------|--------------------------------|-------------------------|
| Participating PHA 1: | | | | |
| Participating PHA 2: | | | | |
| Participating PHA 3: | | | | |

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans and attachments (if any) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA

- PHA development management offices
- Other (list below)

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2000 - 2004

[24 CFR Part 903.12]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

X The PHA's mission is:

To assist income-qualified persons with decent, safe and affordable housing in an efficient, ethical and professional manner. Financial solvency is a key factor in carrying out this mission.

The Housing Authority is committed to:

- Creating and maintaining positive and effective partnerships with clients and appropriate community agencies to maximize social and economic opportunities.
- Encouraging client participation in programs and services promoting self-sufficiency, education and improved quality of life.
- Providing information and referral services to assist in accomplishing this mission.

(state mission here)

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAs ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

MHA Strategic Goal: Increase the availability of decent, safe, and affordable housing.

Objectives:

- Apply for additional (50) rental vouchers ***October of 2002**
- Reduce public housing vacancies to 5% ***Current rate 2%**
- Leverage private or other public funds to create additional housing opportunities
- Acquire or build units or developments

Goal: Improve the quality of assisted housing

Objectives:

- Maintain high performance Public Housing assessment: Current (96%)
- Maintain high performance Voucher assessment score: Current 96%)
- Increase customer satisfaction: 98%
- Concentrate on efforts to improve specific management functions: public housing finance; assistance in locating higher standard assisted units; maintain: voucher unit availability; increase resident services.
- Redevelop 60 Public Housing units and add an additional 60 affordable units using mix finances

Goal: Increase assisted housing choices

Objectives:

- Conduct outreach efforts to potential voucher landlords:
Speaking with community groups and agencies has helped bring awareness of the programs provided by MHA and increased the availability of new landlords in the rental assistance program thereby the over all lease up rate is 100%.
- Implement homeownership program by partnering with local agencies
- Redevelop 60 Public Housing units and add an additional 60 affordable units using mix financing.
- Hire a Service Coordinators for the elderly/disabled residents

Strategic Goal: Improve community quality of life and economic vitality

Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- **Using the rent range has assisted in this accomplishment**
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - * **Same as above**
- Implement public housing security improvements: Neighborhood Watch at all family sits.
- Hire a Service Coordinators for the elderly/disabled residents
- Resident service implementing an elderly arts and craft once a month fun night.
- **This program was implemented in May of 2002 however the current staff has not been able to keep up with the residents request for more activities.**

- Designate developments or buildings for particular resident groups (elderly, persons with disabilities).
- **This has worked out within the current system. After reviewing the request made to the Department of Housing and Urban in 1991 it allowed for mixed population at the Apartment Towers. Carlson Plaza site will continue to house the elderly and near elderly residents.**
- Redevelop 60 Public Housing units and add an additional 60 affordable units using mix financing
-

Strategic Goal: Promote self-sufficiency and asset development of families and individuals

Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the percentage of employed persons in assisted families by 25%: **This has increased to 40% at the current time.**
- Provide or attract supportive services to improve assistance recipients' employability:
- **The Family Self Sufficiency (FSS) & Resident Opportunity and Self-Sufficiency (ROSS) Coordinators have been influential in this area.**
 - Hire a Service Coordinators for the elderly/disabled residents
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities:
 - **The Coordinators maintains a strong working relationship with community service agencies to provide assistance as needed**

Other PHA Goals and Objectives: (list below)

- Continue to improve the communication between, residents, staff and Board of Housing Commissioners and the community:
- Training Commissioners
- Training supervisory replacement staff for retiree positions
- Work with of Kansas State University student groups to improve the MHA image, educate the community on the difference (Public Housing v Affordable Housing). **All of the above are vital parts of the service provided as an essential function of this agency.**

Streamlined Annual PHA Plan
PHA Fiscal Year 20__
[24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

| | |
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| 9 | Policies on Eligibility, Selection and Admissions |
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| | i. Resident Advisory Board Membership and Consultation Process |
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| | Other (List below, providing name for each item) |

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions;

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

A. 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 PHA’s Waiting Lists | | | |
|--|---------------|---------------------|-----------------|
| 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: | | | |
| | # of families | % of total families | Annual Turnover |
| Waiting list total | 398 | | |
| Extremely low income <=30% AMI | 93 | 23.3 % | |
| Very low income (>30% but <=50% AMI) | 209 | 52.6 % | |
| Low income (>50% but <80% AMI) | 96 | 24.1 % | |
| Families with children | 338 | 85.9 % | |
| Elderly families | 9 | 0.9 % | |
| Families with Disabilities | 51 | 13.9 % | |
| Race/ethnicity White | 283 | 72.4 % | |
| Race/ethnicity Black | 105 | 27.3 % | |
| Race/ethnicity Ind/Am | 7 | .2% | |
| Race/ethnicity Asian/Pac | 3 | .1% | |
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1BR | NA | | |
| 2 BR | NA | | |
| 3 BR | NA | | |
| 4 BR | NA | | |

| Housing Needs of Families on the PHA's Waiting Lists | | | |
|---|---------------|---------------------|-----------------|
| 5 BR | NA | | |
| 5+ BR | NA | | |
| 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 PHA's Waiting Lists | | | |
| 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: | | | |
| | # of families | % of total families | Annual Turnover |
| Waiting list total | 119 | | |
| Extremely low income <=30% AMI | 116 | 97.4 | |
| Very low income (>30% but <=50% AMI) | 2 | 1.6% | |
| Low income (>50% but <80% AMI) | 1 | 1% | |
| Families with children | 68 | 57.8% | |
| Elderly families | 12 | 10.8% | |
| Families with Disabilities | 37 | 31.4% | |
| Race/ethnicity Latino | 9 | 7.3% | |
| Race/ethnicity White | 89 | 76.1% | |
| Race/ethnicity Black | 15 | 12.6% | |
| Race/ethnicity Indian | 4 | 3% | |
| Other Mixed | 2 | 1% | |
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1BR | 77 | 64.7% | |
| 2 BR | 32 | 26.3% | |
| 3 BR | 6 | 5% | |
| 4 BR | 4 | 3% | |
| 5 BR | 0 | | |

| Housing Needs of Families on the PHA's Waiting Lists | | | |
|---|---|--|--|
| 5+ BR | 0 | | |
| Is the waiting list closed (select one)? X 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 | | | |

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

- Utilize 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,★
- .★**the above have been accomplished by adding additional maintenance staff**
- Increase section 8 lease-up rates by establishing payment standards at 110% of the fair market rents that will enable families to rent throughout the jurisdiction.★
- Undertake measures to ensure access to affordable housing among families ★
- Increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.★
- .★**the above have been accomplished and increased lease up rate to 105%**
- Participate in the Consolidated Plan development process to ensure coordination and input with broader community strategies.★ **Attended State hearing**

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

- 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.

★ Applied for 50 additional section 8 units

★Redevelop 60 Public Housing units and add an additional 60 affordable units using mix

financing

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

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

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance.
- Adopt rent policies to support and encourage work.
- * Ongoing

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

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

- Employ admissions preferences aimed at families who are working.
- Adopt rent policies to support and encourage work.

Need: Specific Family Types: The Elderly

Strategy E: Target available assistance to the elderly:

- Hire an Elderly/Disable Service Coordinator, work with and through social service to enable resident to abide by the terms and conditions of the lease and promote self- sufficiency
- Support agencies developing or management elderly affordable housing:
- Work with Pawnee Mental Health provider to services onsite.
- * Ongoing

Need: Specific Family Types: Families with Disabilities

Strategy F: Target available assistance to Families with Disabilities:

- 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.
- With the Redevelopment of Flint Hills Place 60 Public Housing units and an additional 60 affordable units using mixed financing would greatly assist in providing more accessible housing.
- Hire an Elderly/Disable Service Coordinator, work with and through social services to enable residents to abide by the terms and conditions of the lease and promote self- sufficiency

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy G: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs.
- ★ **This has occurred through marking the Section 8 Program newsletters and newspaper ads, radio and public speaking engagements.**

(2) Strategy :

Conduct activities to affirmatively further fair housing

- 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.
- ★ **This has occurred through marking the Section 8 Program newsletters and newspaper ads, radio and public speaking engagements. MHA host a Landlord information social each year to educate the community of housing programs provided by the agency.**

(3) Strategies :

Reasons for Selecting

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- X Funding constraints
- X Staffing constraints
- X Limited availability of sites for assisted housing
- X Extent to which particular housing needs are met by other organizations in the community:
- X Evidence of housing needs as demonstrated in the Consolidated Plan and City's Housing Study
- X Influence of the housing market on PHA programs
- X Results of consultation with local or state government
- X Results of consultation with residents and the Resident Advisory Board

2. Statement of Financial Resources

[24 CFR Part 903.12 (b), 903.7 (c)]

List on the following table 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 20__ grants) | | |
| a) Public Housing Operating Fund | \$258,905 | |
| b) Public Housing Capital Fund | \$349,742 | |
| c) HOPE VI Revitalization | | |
| d) HOPE VI Demolition | | |
| e) Annual Contributions for Section 8 Tenant-Based Assistance | \$882,910 | |
| f) Resident Opportunity and Self-Sufficiency Grants | \$118,100 | |
| g) Community Development Block Grant | | |
| h) HOME | \$182,672 | |
| Other Federal Grants (list below) | | |
| Elderly /Disable Service Coordinator | \$45,000 | |
| 2. Prior Year Federal Grants (unobligated funds only) (list below) | | |
| Capital Funds | \$153,581 | |
| ROSS | | |
| | | |
| 3. Public Housing Dwelling Rental Income | \$474,560 | |
| | | |
| | | |
| 4. Other income (list below) | | |
| Interest | 800 | |
| Non-Dwelling Income & Misc | 19,027 | |
| 4. Non-federal sources (list below) | | |
| | | |
| | | |
| | | |
| Total resources | \$2,485,297.00 | |

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

X When families are within a certain number of being offered a unit: (Number 5-10 on waiting list)

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)?

X Criminal or Drug-related activity

X Rental history

X Housekeeping

X Other (Past family history)

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

d. X Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. X 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)

X Community-wide list

Sub-jurisdictional lists

Site-based waiting lists

Other (describe)

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

X PHA main administrative office

X PHA development site management office

X Other (Applications may be picked up at one of the site office, several social services agencies throughout the community or obtained from the Internet and mailed to the Administrative Office.)

c. Site-Based Waiting Lists-Previous Year **NA**

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

| Site-Based Waiting Lists | | | | |
|--|----------------|--|---|--|
| Development Information: (Name, number, location) | Date Initiated | Initial mix of Racial, Ethnic or Disability Demographics | Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL | Percent change between initial and current mix of Racial, Ethnic, or Disability demographics |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year **NA**

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?
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: **NA**

(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
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- X Working families and those unable to work because of age or disability
- Veterans and veterans' families
- X Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- X Households that contribute to meeting income goals (broad range of incomes)
- X Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- X Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences:

- 2 Displacement (Disaster, Government Action)
- 1 Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 3 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- 3 Those enrolled currently in educational, training, or upward mobility programs
- 1 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
- 2 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
- X 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)

- X The PHA-resident lease
- X The PHA's Admissions and (Continued) Occupancy policy
- X PHA briefing seminars or written materials
- Other source (Resident Handbook, Staff)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- X Any time family composition changes
- X At family request for revision
- Other

(6) Deconcentration and Income Mixing

a. Yes X No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

| Deconcentration Policy for Covered Developments | | | |
|--|------------------------|--|---|
| Development Name | Number of Units | Explanation (if any) [see step 4 at §903.2(c)(1)(iv)] | Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)] |
| | | | |
| | | | |
| | | | |

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):
- Other (list below)

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

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

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
- Other (describe below)

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (Other (Applications may be picked up at one of the site office, several social services agencies throughout the community or obtained from the Internet and mailed to the Administrative Office.)

(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:
Medical and reasonable accommodations

(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) Involuntary Displacement (Disaster, Government Action

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences:

- 2 Involuntary Displacement (Disaster, Government Action,)
- 1 Victims of domestic violence
- Substandard housing
- Homelessness

High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
 Veterans and veterans' families
 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
1 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 (Newsletters)

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

- Through published notices
 Other (Radio and public awareness meetings)

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(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 of the following two)

- 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))
- X 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
X \$26-\$50

- a. 2. X Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies ?If yes to question 2, list these policies below:
- Family is awaiting government assistance except where benefits are reduced due to fraud or family failed to comply with work or economic, self-sufficiency requirements;
 - Family income decreased due to changes in circumstances including loss of employment, death in family, or
 - Serious illness causing temporary loss of employment/income.

3. If yes to question 2, list these policies below:

- a. If yes to question 2, list these policies below:
- Family is awaiting government assistance except where benefits are reduced due to fraud or family failed to comply with work or economic, self-sufficiency requirements;
 - Family income decreased due to changes in circumstances including loss of employment, death in family, or
 - serious illness causing temporary loss of employment/income.

c. Rents set at less than 30% of adjusted income

1. X Yes No: Does the PHA plan to charge rents at a fixed amount or

percentage less than 30% of adjusted income?

1. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

Ceiling Rents

**\$150 efficiency \$200-300 (1) BR; \$250-350 (2) BR;
\$350-475 (3) BR; \$400-525 four BR;**

- d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- X For the earned income of a previously unemployed household member
- X For increases in earned income
- X For the non-reimbursed medical insurance co-payment of employed of non-disabled or non-elderly families
- X Garnishments for Child Support

- 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)

- X 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)

- X For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that

apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

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 (anytime there is a change in income or family composition)

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

(2) Flat Rents

a. 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)
 - Management operation cost
 - Location and size of units

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
- X Above 100% but at or below 110% of FMR
- X Above 110% of FMR (if HUD approved; describe circumstances below)
HUD has approved up to 120% in some census tracts.

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- X FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- X Reflects market or submarket
- X To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- X 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)

- X Success rates of assisted families
- X 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
- X \$26-\$50

b. X Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

- Family is awaiting government assistance except where benefits are reduced due to fraud or family failed to comply with work or economic, self-sufficiency requirements;
- Family income decreased due to changes in circumstances including loss of employment, death in family, or
- Serious illness causing temporary loss of employment/income.

5. Capital Improvement Needs

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. X Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. X Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

The Housing Authority is in the process of redeveloping all 60 units of it oldest family site and adding up to 60 units of affordable housing on the same location. As of this date the Housing Authority is interviewing qualifications and proposals. After a developer is secured the Housing Board of Commissioners will work with the City Commissioners, City and MHA Staff, Residents, HUD's Special Application Center for Demolition and Disposition, and the State to carry out this endeavor

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

Applicability of sub-component 5B: 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.

(1) Hope VI Revitalization

- a. Yes X No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next

component; if yes, provide responses to questions on chart below 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)

Development name:

Development (project) number:

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

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

d. X Yes No: 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:

e. Yes X No: 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:

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

a. X Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

| Demolition/Disposition Activity Description |
|---|
| 1a. Development name: Flint Hills Place 1b. Development (project) number: KS16P063005 |
| 2. Activity type: Demolition X Disposition <input type="checkbox"/> |
| 3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> |

| |
|--|
| Planned application X |
| 4. Date application approved, submitted, or planned for submission: (Pending) |
| 5. Number of units affected: 60 |
| 6. Coverage of action (select one) <input type="checkbox"/> Part of the development X Total development |
| 7. Timeline for activity: a. Actual or projected start date of activity: Pending b. Projected end date of activity Pending |

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

(1) **X** 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 the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

(2) Program Description

a. Size of Program

X 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, what is the maximum number of participants this fiscal year? 10

b. PHA-established eligibility criteria

X 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:

b. What actions will the PHA undertake to implement the program this year (list)?

- Complete FSS contract
- Complete Homeownership Training

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- a. **X** Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.
- b. **X** Requiring that financing for purchase of a home under its Section 8 homeownership will

be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).

d. Demonstrating that it has other relevant experience (list experience below).

HUD has approved the Homeownership Administrative Plan

MHA staff has developed collaboration with community agencies it assists in the administration of the program

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 1999- 2004).

Progress made by MHA is noted in (Section B). **Strategies for Addressing Housing Needs are noted in bold statement with a star (*)** . MHA has made a successful separation from the City, added a Self-Sufficiency Program for Public Housing and Section 8 clients, and received three State HOME grants to assist with deposits (utilities and rental) and rental subsidy. The State HOME grants have helped to address the community needs by providing assistance to low-income persons who meet the guidelines. MHA added an additional maintenance worker to assist with turnovers and rehab of units, all sites have undergone much needed repair. Major rehab has occurred at Baehr Place, Apartment Towers and Carlson. The Flint Hills site is slated for demolition and replacement of all 60 units with the addition of up to 60 mixed finance units. MHA has maintained it's rating as a high performing agency. The financial status of MHA is good however federal cut backs have affected us along with all federal housing programs. Manhattan Housing Authority will continue to focus on carrying out it's mission statement:

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

a. Substantial Deviation from the 5-Year Plan NA

b. Significant Amendment or Modification to the Annual Plan

MHA has amended his Agency Plan to include the following modifications;

1. Redevelop 60 Public Housing units and add an additional 60 affordable units using mix financing;
2. Hire an Elderly/Disabled Service Coordinator;

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below: One Apartment Towers resident requested ceiling fan in all bedrooms would

b. In what manner did the PHA address those comments? (select all that apply)

X Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

X Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: Ms. Ida Jane Leapole

Method of Selection:

Appointment

The term of appointment is (include the date term expires):

Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

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)

Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

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)

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

Date of next term expiration of a governing board member:

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position):

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

Consolidated Plan jurisdiction: (provide name here)

a. 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):

- X The PHA has based its statement of needs of families on its waiting list on the needs expressed in the Consolidated Plan/s.
- X The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- X 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)

b. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

(4) (Reserved)

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

10. Project-Based Voucher Program

- a. Yes X No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

PHAs are to 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 | Related Plan Component |
| X | <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i> | Standard 5 Year and Annual Plans; streamlined 5 Year Plans |
| X | State/Local Government Certification of Consistency with the Consolidated Plan. | 5 Year Plans |
| X | Fair Housing Documentation Supporting Fair Housing Certifications: 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 | Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists. | 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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure. | Annual Plan: Eligibility, Selection, and Admissions Policies |
| | Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy. | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Section 8 Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions Policies |
| | Public housing rent determination policies, including the method 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 |
| | 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 |
| | Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 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 (including cockroach infestation). | Annual Plan: Operations and Maintenance |
| X | Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment). | Annual Plan: Management and Operations |
| X | Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary) | Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency |
| X | Results of latest Section 8 Management Assessment System (SEMAP) | Annual Plan: Management |

| List of Supporting Documents Available for Review | | |
|--|---|---|
| Applicable & On Display | Supporting Document | Related Plan Component |
| | | and Operations |
| | Any policies governing any Section 8 special housing types X check here if included in Section 8 Administrative Plan | Annual Plan: Operations and Maintenance |
| | Consortium agreement(s). | Annual Plan: Agency Identification and Operations/ Management |
| X | Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy. | Annual Plan: Grievance Procedures |
| | Section 8 informal review and hearing procedures. X Check here if included in Section 8 Administrative Plan. | Annual Plan: Grievance Procedures |
| X | The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year. | Annual Plan: Capital Needs |
| X | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants. | Annual Plan: Capital Needs |
| | 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 | Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA). | Annual Plan: Capital Needs |
| X | Approved or submitted applications for demolition and/or disposition of public housing. | Annual Plan: Demolition and Disposition |
| | Approved or submitted applications for designation of public housing (Designated Housing Plans). | Annual Plan: 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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937. | Annual Plan: Conversion of Public Housing |
| | Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion. | Annual Plan: Voluntary Conversion of Public Housing |
| X | Approved or submitted public housing homeownership programs/plans. | Annual Plan: Homeownership |
| X | Policies governing any Section 8 Homeownership program (Section ____ of the Section 8 Administrative Plan) | Annual Plan: Homeownership |
| | Public Housing Community Service Policy/Programs X Check here if included in Public Housing A & O Policy | Annual Plan: Community Service & Self-Sufficiency |
| X | Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies. | 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 | Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing. | Annual Plan: Community Service & Self-Sufficiency |
| X | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing. | Annual Plan: Community Service & Self-Sufficiency |
| X | Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy. | Pet Policy |
| X | The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings. | Annual Plan: Annual Audit |
| | Consortium agreement(s), if a consortium administers PHA programs. | Joint PHA Plan for Consortia |
| | Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and | Joint PHA Plan for Consortia |

PHA Name:
HA Code:

5-Year Plan for Fiscal Years: 20__ - 20__

Annual Plan for FY 20__

| List of Supporting Documents Available for Review | | |
|--|---|-------------------------------|
| Applicable & On Display | Supporting Document | Related Plan Component |
| | available for inspection | |
| | Other supporting documents (optional). List individually. | (Specify as needed) |

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

| PHA Name: MANHATTAN HOUSING AUTHORITY | | Grant Type and Number CAPITAL FUND Capital Fund Program Grant No: KS16P063501-03 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: 1) <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 | \$0 | \$0 | \$0 | \$0 | |
| 2 | 1406 Operations | \$69,948 | \$70,007 | \$70,007 | \$70,007 | |
| 3 | 1408 Management Improvements | \$48,773 | \$48,773 | \$48,773 | \$48,773 | |
| 4 | 1410 Administration | \$49,000 | \$63,397 | \$63,397 | \$63,397 | |
| 5 | 1411 Audit | \$0 | \$0 | \$0 | \$0 | |
| 6 | 1415 Liquidated Damages | \$0 | \$0 | \$0 | \$0 | |
| 7 | 1430 Fees and Costs | \$0 | \$0 | \$0 | \$0 | |
| 8 | 1440 Site Acquisition | \$0 | \$0 | \$0 | \$0 | |
| 9 | 1450 Site Improvement | \$36,200 | \$2,500 | \$1,392 | \$1,392 | |
| 10 | 1460 Dwelling Structures | \$64,928 | \$91,383 | \$74,000 | \$56,982 | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | \$65,923 | \$59,178 | \$52,714 | \$29,495 | |
| 12 | 1470 Nondwelling Structures | \$0 | \$0 | \$0 | \$0 | |
| 13 | 1475 Nondwelling Equipment | \$14,970 | \$14,504 | \$9,980 | \$9,980 | |
| 14 | 1485 Demolition | \$0 | \$0 | \$0 | \$0 | |
| 15 | 1490 Replacement Reserve | \$0 | \$0 | \$0 | \$0 | |
| 16 | 1492 Moving to Work Demonstration | \$0 | \$0 | \$0 | \$0 | |
| 17 | 1495.1 Relocation Costs | \$0 | \$0 | \$0 | \$0 | |
| 18 | 1499 Development Activities | \$0 | \$0 | \$0 | \$0 | |
| 19 | 1501 Collateralization or Debt Service | \$0 | \$0 | \$0 | \$0 | |
| 20 | 1502 Contingency | \$0 | \$0 | \$0 | \$0 | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$349,742.00 | \$349,742.00 | \$320,263.00 | \$280,026.00 | |
| 22 | Amount of line 21 Related to LBP Activities | \$0 | \$0 | \$0 | \$0 | |
| 23 | Amount of line 21 Related to Section 504 compliance | \$0 | \$0 | \$0 | \$0 | |
| 24 | Amount of line 21 Related to Security – Soft Costs | \$0 | \$0 | \$0 | \$0 | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | \$6,500 | \$4,165 | \$1,165 | \$1,165 | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | \$0 | \$27,908 | \$27,908 | \$18,274 | |

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

| PHA Name: MANHATTAN HOUSING AUTHORITY | | Grant Type and Number CAPITAL FUND Capital Fund Program Grant No: KS16P063501-03 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 | |
| HA-WIDE | EMPLOYEE SALARIES/BENEFITS | 1406 | | \$69,948 | \$70,007 | \$70,007 | \$70,007 | 100% |
| HA-WIDE | EMPLOYEE SALARIES/BENEFITS | 1408 | | \$35,000 | \$35,000 | \$35,000 | \$35,000 | 100% |
| HA-WIDE | STAFF/COMMISSIONER TRAVEL | 1408 | | \$3,561 | \$3,561 | \$3,561 | \$3,561 | 100% |
| HA-WIDE | COMPUTER UPGRADES | 1408 | | \$10,212 | \$10,212 | \$10,212 | \$10,212 | 100% |
| HA-WIDE | EMPLOYEE SALARIES/BENEFITS | 1410 | | \$49,000 | \$63,397 | \$63,397 | \$63,397 | 100% |
| KS16P063006 KS16P063008 | REPLACE CARPET IN UNITS AS NEEDED | 1450 | | \$5,500 | \$2,500 | \$1,392 | \$1,392 | 55% |
| KS16P063006 KS16P063008 | REPLACE DRAPERY IN UNITS AS NEEDED | 1450 | | \$4,000 | \$0 | \$0 | \$0 | 0% |
| KS16P063008 | REPLACE DAMAGED SIDEWALK | 1450 | | \$5,500 | \$0 | \$0 | \$0 | 0% |
| KS16P063005 | REPLACE DAMAGED SIDEWALK | 1450 | | \$7,000 | \$0 | \$0 | \$0 | 0% |
| KS16P063005 | PATCH CONCRETE DRIVE | 1450 | | \$1,000 | \$0 | \$0 | \$0 | 0% |
| KS16P063006 KS16P063008 | STRIP & REFINISH DOORS & ADD KICK PLATES | 1450 | | \$2,700 | \$0 | \$0 | \$0 | 0% |
| KS16P063008 | FORCE ACCOUNT LAB OR | 1450 | | \$2,000 | \$0 | \$0 | \$0 | 0% |
| KS16P063006 | REPLACE ENTRANCE DOORS | 1450 | | \$5,000 | \$0 | \$0 | \$0 | 0% |
| KS16P063008 | REPLACE ENTRANCE DOORS | 1450 | | \$3,500 | \$0 | \$0 | \$0 | 0% |
| KS16P063008 | REPLACE ENTRANCE DOORS | 1460 | | \$0 | \$2,926 | \$0 | \$0 | 0% |
| PHA-WIDE | MATERIALS FOR UNIT TURNOVER | 1460 | | \$15,000 | \$15,000 | \$15,000 | \$15,000 | 100% |
| PHA-WIDE | CONTRACTS FOR UNIT TURNOVER | 1460 | | \$20,000 | \$20,000 | \$20,000 | \$20,000 | 100% |
| KS16P063006 | WATERPROOF BUILDING | 1460 | | \$29,928 | \$27,908 | \$27,908 | \$18,274 | 65% |
| KS16P063006 | REPLACE ENTRANCE DOORS | 1460 | | \$0 | \$2,926 | \$0 | \$0 | 0% |

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

| PHA Name: MANHATTAN HOUSING AUTHORITY | | Grant Type and Number CAPITAL FUND Capital Fund Program Grant No: KS16P063501-03 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 | | |
| KS16P063006 | REPLACE SHUT-OFF VALVES | 1 1460 | | \$3,708 | \$3,708 | \$3,708 | \$3,708 | 100% | |
| KS16P063008 | REPLACE KITCHEN CABINETS | 47 1460 | | \$0 | \$11,531 | \$0 | \$0 | 0% | |
| KS16P063006 | REPLACE COMMON AREA CARPET | 1460 | | \$0 | \$7,384 | \$7,384 | \$0 | 0% | |
| KS16P063008 | REPLACE HALLWAY LIGHTING | 1465 | | \$3,000 | \$3,000 | \$0 | \$0 | 0% | |
| KS16P063005 | REPLACE PORCH LIGHTING | 1465 | | \$2,400 | \$1,165 | \$1,165 | \$1,165 | 100% | |
| KS16P063010 | REPLACE MASTER BEDROOM LIGHTING | 1465 | | \$2,400 | \$0 | \$0 | \$0 | \$0 | |
| KS16P063006 | UPGRADE ELEVATOR CONTROL PANELS | 2 1465 | | \$34,415 | \$37,250 | \$37,242 | \$15,365 | 41% | |
| KS16P063008 | REPLACE CONDENSING UNIT | 1 1465 | | \$8,000 | \$9,996 | \$9,996 | \$9,996 | 100% | |
| KS16P063006 | REPLACE TRASH COMPACTOR | 1 1465 | | \$2,000 | \$1,342 | \$1,342 | \$0 | 0% | |
| PHA-WIDE | REPLACE RANGES AS NEEDED | 1465 | | \$5,000 | \$1,425 | \$496 | \$496 | 9% | |
| PHA-WIDE | REPLACE REFRIGERATORS AS NEEDED | 1465 | | \$5,000 | \$5,000 | \$2,473 | \$2,473 | 35% | |
| PHA-WIDE | REPLACE UNIFORMS | 1475 | | \$3,000 | \$2,349 | \$2,349 | \$2,349 | 100% | |
| PHA-WIDE | REPLACE A/C TESTING EQUIP | 1 1475 | | \$1,500 | \$1,535 | \$1,534 | \$1,534 | 99% | |
| PHA-WIDE | REPLACE MAINT TRUCKS | 2 1475 | | \$5,370 | \$5,370 | \$5,370 | \$5,370 | 17% | |
| PHA-WIDE | PURCHASE DRAIN AUGER | 1 1475 | | \$300 | \$450 | \$435 | \$435 | 96% | |
| PHA-WIDE | PURCHASE CORDLESS DRILL | 1 1475 | | \$300 | \$300 | \$292 | \$292 | 97% | |
| PHA-WIDE | PURCHASE HEDGE TRIMMERS | 1 1475 | | \$300 | \$300 | \$0 | \$0 | 0% | |
| PHA-WIDE | REPLACE LAWN EQUIPMENT | 1475 | | \$4,100 | \$4,100 | \$0 | \$0 | 0% | |
| PHA-WIDE | REPLACE SHOP VAC | 1 1475 | | \$100 | \$100 | \$0 | \$0 | 0% | |

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

| PHA Name: MANHATTAN HOUSING AUTHORITY | | Grant Type and Number CAPITAL FUND Capital Fund Program Grant No: KS16P063501-03 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 | |
| | | | | \$349,742.00 | \$349,742.00 | \$320,263.00 | \$280,026.00 | 87% |

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

| PHA Name: Manhattan Housing Authority | | Grant Type and Number Capital Fund Program No: KS16P063502-03 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 | |
| PHA-WIDE | | | | | | | |
| 1408 | 6-30-2004 | | | | | | |
| 1465 | 12-31-2004 | | | | | | |
| 1475 | 12-31-2004 | | | | | | |
| KS16P063005 | | | | | | | |
| 1450 | 9-30-2005 | | | | | | |
| 1465 | 6-30-2005 | | | | | | |
| KS16P063006 | | | | | | | |
| 1430 | 6-30-2004 | | | | | | |

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

| PHA Name: Manhattan Housing Authority | | Grant Type and Number Capital Fund Program No: KS16P063502-03 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 | |
| 1460 | 6-30-2005 | | | | | | |
| 1475 | 12-31-2004 | | | | | | |
| KS16P063007 | | | | | | | |
| 1450 | 9-30-2005 | | | | | | |
| 1465 | 6-30-2005 | | | | | | |
| KS16P063008 | | | | | | | |
| 1430 | 6-30-2004 | | | | | | |
| 1460 | 6-30-2005 | | | | | | |
| 1475 | 12-31-2004 | | | | | | |
| KS16P063010 | | | | | | | |
| 1450 | 9-30-2005 | | | | | | |
| 1465 | 6-30-2005 | | | | | | |

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

| | | | | | | | |
|--|---|---|--------|---|---------|---------------------------|----------------------------------|
| PHA Name: Manhattan Housing Authority | | Grant Type and Number Capital Fund Program No: KS16P063502-03 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 | |

| | | | | | | | |
|--|--|--|--|--|--|--|--|
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|--|--|--|--|--|--|--|--|

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

| | | | | | | | |
|--|---|---|--|----------|---------|----------------------------------|--|
| PHA Name: Manhattan Housing Authority | | Grant Type and Number Capital Fund Program No: KS16P063502-03 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 | | |
| PHA Name: MANHATTAN HOUSING AUTHORITY | | | Grant Type and Number CAPITAL FUND Capital Fund Program Grant No: KS16P063501-03 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2003 | |

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
 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 |
| 1 | Total non-CFP Funds | \$0 | \$0 | \$0 | \$0 |
| 2 | 1406 Operations | \$69,948 | \$70,007 | \$70,007 | \$70,007 |
| 3 | 1408 Management Improvements | \$48,773 | \$48,773 | \$48,773 | \$48,773 |
| 4 | 1410 Administration | \$49,000 | \$63,397 | \$63,397 | \$63,397 |
| 5 | 1411 Audit | \$0 | \$0 | \$0 | \$0 |
| 6 | 1415 Liquidated Damages | \$0 | \$0 | \$0 | \$0 |
| 7 | 1430 Fees and Costs | \$0 | \$0 | \$0 | \$0 |
| 8 | 1440 Site Acquisition | \$0 | \$0 | \$0 | \$0 |
| 9 | 1450 Site Improvement | \$36,200 | \$2,500 | \$1,392 | \$1,392 |
| 10 | 1460 Dwelling Structures | \$64,928 | \$91,383 | \$74,000 | \$56,982 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | \$65,923 | \$59,178 | \$52,714 | \$29,495 |
| 12 | 1470 Nondwelling Structures | \$0 | \$0 | \$0 | \$0 |
| 13 | 1475 Nondwelling Equipment | \$14,970 | \$14,504 | \$9,980 | \$9,980 |
| 14 | 1485 Demolition | \$0 | \$0 | \$0 | \$0 |
| 15 | 1490 Replacement Reserve | \$0 | \$0 | \$0 | \$0 |
| 16 | 1492 Moving to Work Demonstration | \$0 | \$0 | \$0 | \$0 |
| 17 | 1495.1 Relocation Costs | \$0 | \$0 | \$0 | \$0 |
| 18 | 1499 Development Activities | \$0 | \$0 | \$0 | \$0 |

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

| | | | | | | | | | |
|--|---|--|---------|--------|---|--------------|---------------------------|----------------------------------|--|
| PHA Name: Manhattan Housing Authority | | Grant Type and Number Capital Fund Program No: KS16P063502-03 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 | | |
| 19 | 1501 Collateralization or Debt Service | | | | \$0 | \$0 | \$0 | \$0 | |
| 20 | 1502 Contingency | | | | \$0 | \$0 | \$0 | \$0 | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | | | | \$349,742.00 | \$349,742.00 | \$320,263.00 | \$280,026.00 | |
| 22 | Amount of line 21 Related to LBP Activities | | | | \$0 | \$0 | \$0 | \$0 | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | \$0 | \$0 | \$0 | \$0 | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | \$0 | \$0 | \$0 | \$0 | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | \$6,500 | \$4,165 | \$1,165 | \$1,165 | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | \$0 | \$27,908 | \$27,908 | \$18,274 | |

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

| PHA Name: MANHATTAN HOUSING AUTHORITY | | Grant Type and Number CAPITAL FUND Capital Fund Program Grant No: KS16P063502-03 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2003 | |
|--|--------------------------------|---|---------|-----------|-------------------|------------------------------|--|
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input 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 | \$0 | \$0 | \$0 | \$0 | | |
| 2 | 1406 Operations | \$0 | \$0 | \$0 | \$0 | | |
| 3 | 1408 Management Improvements | \$1263 | \$0 | \$0 | \$0 | | |

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

| | | |
|---------------------------------------|---|------------------------------|
| PHA Name: MANHATTAN HOUSING AUTHORITY | Grant Type and Number CAPITAL FUND Capital Fund Program Grant No: KS16P063502-03 Replacement Housing Factor Grant No: | Federal FY of Grant: 2003 |
|---------------------------------------|---|------------------------------|

X 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 |
| 4 | 1410 Administration | \$0 | \$0 | \$0 | \$0 |
| 5 | 1411 Audit | \$0 | \$0 | \$0 | \$0 |
| 6 | 1415 Liquidated Damages | \$0 | \$0 | \$0 | \$0 |
| 7 | 1430 Fees and Costs | \$7,000 | \$0 | \$0 | \$0 |
| 8 | 1440 Site Acquisition | \$0 | \$0 | \$0 | \$0 |
| 9 | 1450 Site Improvement | \$7,229 | \$0 | \$0 | \$0 |
| 10 | 1460 Dwelling Structures | \$12,211 | \$0 | \$0 | \$0 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | \$7,000 | \$0 | \$0 | \$0 |
| 12 | 1470 Nondwelling Structures | \$0 | \$0 | \$0 | \$0 |
| 13 | 1475 Nondwelling Equipment | \$35,000 | \$0 | \$0 | \$0 |
| 14 | 1485 Demolition | \$0 | \$0 | \$0 | \$0 |
| 15 | 1490 Replacement Reserve | \$0 | \$0 | \$0 | \$0 |
| 16 | 1492 Moving to Work Demonstration | \$0 | \$0 | \$0 | \$0 |
| 17 | 1495.1 Relocation Costs | \$0 | \$0 | \$0 | \$0 |
| 18 | 1499 Development Activities | \$0 | \$0 | \$0 | \$0 |
| 19 | 1501 Collateralization or Debt Service | \$0 | \$0 | \$0 | \$0 |
| 20 | 1502 Contingency | \$0 | \$0 | \$0 | \$0 |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$69,703.00 | \$0.00 | \$0.00 | \$0.00 |
| 22 | Amount of line 21 Related to LBP Activities | \$0 | \$0 | \$0 | \$0 |
| 23 | Amount of line 21 Related to Section 504 compliance | \$0 | \$0 | \$0 | \$0 |
| 24 | Amount of line 21 Related to Security – Soft Costs | \$0 | \$0 | \$0 | \$0 |
| 25 | Amount of Line 21 Related to Security – Hard Costs | \$6,074 | \$0 | \$0 | \$0 |
| 26 | Amount of line 21 Related to Energy Conservation Measures | \$0 | \$0 | \$0 | \$0 |

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

| PHA Name: MANHATTAN HOUSING AUTHORITY | | Grant Type and Number CAPITAL FUND Capital Fund Program Grant No: KS16P063502-03 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 | |
| HA-WIDE | COMPUTER UPGRADES | 1408 | | \$1,263 | | \$0 | \$0 | 0% |
| KS16P063006 KS16P063008 | A&E FEES FOR CARLSON PLAZA & APT TOWERS IMPROVEMENTS | 1430 | | \$7,000 | | \$0 | \$0 | 0% |
| KS16P063005 KS16P063007 KS16P063010 | REPLACE SIDEWALKS TO ALLEVIATE TRIPPING HAZARDS AT FAMILY SITES | 1450 | | \$7,229 | | \$0 | \$0 | 0% |
| KS16P063006 | REPLACE SKYLIGHT | 1460 | | \$6,137 | | \$0 | \$0 | 0% |
| KS16P063006 | REPLACE ENTRANCE DOORS | 1460 | | \$2,074 | | \$0 | \$0 | 0% |
| KS16P063008 | REPLACE ENTRANCE DOORS | 1460 | | \$4,000 | | \$0 | \$0 | 0% |
| KS16P063005 KS16P063007 KS16P063010 | ADD SMOKE DETECTORS IN BEDROOMS AT FAMILY SITES (FIRE CODE COMPLIANCE) | 1465 | | \$5,000 | | \$0 | \$0 | 0% |
| PHA-WIDE | REPLACE REFRIGERATORS AS NEEDED | 1465 | | \$2,000 | | \$0 | \$0 | 0% |
| PHA-WIDE | REPLACE MAINT TRUCKS | 2 | 1475 | \$25,000 | | \$0 | \$0 | 0% |
| KS16P063006 KS16P063008 | REPLACE COMMON AREA FURNITURE | 1475 | | \$10,000 | | \$0 | \$0 | 0% |
| | | | | \$69,703.00 | | \$0.00 | \$0.00 | 0% |

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

| PHA Name: Manhattan Housing Authority | | Grant Type and Number Capital Fund Program No: KS16P063502-03 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 | | |
| PHA-WIDE | | | | | | | | |
| 1408 | 6-30-2004 | | | | | | | |
| 1465 | 12-31-2004 | | | | | | | |
| 1475 | 12-31-2004 | | | | | | | |
| KS16P063005 | | | | | | | | |
| 1450 | 9-30-2005 | | | | | | | |
| 1465 | 6-30-2005 | | | | | | | |
| KS16P063006 | | | | | | | | |
| 1430 | 6-30-2004 | | | | | | | |
| 1460 | 6-30-2005 | | | | | | | |
| 1475 | 12-31-2004 | | | | | | | |
| KS16P063007 | | | | | | | | |
| 1450 | 9-30-2005 | | | | | | | |
| 1465 | 6-30-2005 | | | | | | | |
| KS16P063008 | | | | | | | | |
| 1430 | 6-30-2004 | | | | | | | |
| 1460 | 6-30-2005 | | | | | | | |
| 1475 | 12-31-2004 | | | | | | | |
| KS16P063010 | | | | | | | | |
| 1450 | 9-30-2005 | | | | | | | |
| 1465 | 6-30-2005 | | | | | | | |

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

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

| | | | | | | | |
|--|---|---|--|---|---------|---------------------------|----------------------------------|
| PHA Name: Manhattan Housing Authority | | Grant Type and Number Capital Fund Program No: KS16P063502-03 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 | |
| PHA Name: MANHATTAN HOUSING AUTHORITY | | | Grant Type and Number CAPITAL FUND Capital Fund Program Grant No: KS16P063501-03 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2003 |

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
 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 |
| 1 | Total non-CFP Funds | \$0 | \$0 | \$0 | \$0 |
| 2 | 1406 Operations | \$69,948 | \$70,007 | \$70,007 | \$70,007 |
| 3 | 1408 Management Improvements | \$48,773 | \$48,773 | \$48,773 | \$48,773 |
| 4 | 1410 Administration | \$49,000 | \$63,397 | \$63,397 | \$63,397 |
| 5 | 1411 Audit | \$0 | \$0 | \$0 | \$0 |
| 6 | 1415 Liquidated Damages | \$0 | \$0 | \$0 | \$0 |
| 7 | 1430 Fees and Costs | \$0 | \$0 | \$0 | \$0 |
| 8 | 1440 Site Acquisition | \$0 | \$0 | \$0 | \$0 |
| 9 | 1450 Site Improvement | \$36,200 | \$2,500 | \$1,392 | \$1,392 |
| 10 | 1460 Dwelling Structures | \$64,928 | \$91,383 | \$74,000 | \$56,982 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | \$65,923 | \$59,178 | \$52,714 | \$29,495 |
| 12 | 1470 Nondwelling Structures | \$0 | \$0 | \$0 | \$0 |
| 13 | 1475 Nondwelling Equipment | \$14,970 | \$14,504 | \$9,980 | \$9,980 |
| 14 | 1485 Demolition | \$0 | \$0 | \$0 | \$0 |
| 15 | 1490 Replacement Reserve | \$0 | \$0 | \$0 | \$0 |
| 16 | 1492 Moving to Work Demonstration | \$0 | \$0 | \$0 | \$0 |
| 17 | 1495.1 Relocation Costs | \$0 | \$0 | \$0 | \$0 |
| 18 | 1499 Development Activities | \$0 | \$0 | \$0 | \$0 |

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

| | | | | | | | | | |
|--|---|---|---------|--------|---|--------------|---------------------------|----------------------------------|--|
| PHA Name: Manhattan Housing Authority | | Grant Type and Number Capital Fund Program No: KS16P063502-03 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 | | |
| 19 | 1501 Collateralization or Debt Service | | | | \$0 | \$0 | \$0 | \$0 | |
| 20 | 1502 Contingency | | | | \$0 | \$0 | \$0 | \$0 | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | | | | \$349,742.00 | \$349,742.00 | \$320,263.00 | \$280,026.00 | |
| 22 | Amount of line 21 Related to LBP Activities | | | | \$0 | \$0 | \$0 | \$0 | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | \$0 | \$0 | \$0 | \$0 | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | \$0 | \$0 | \$0 | \$0 | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | \$6,500 | \$4,165 | \$1,165 | \$1,165 | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | \$0 | \$27,908 | \$27,908 | \$18,274 | |

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

| PHA Name: MANHATTAN HOUSING AUTHORITY | | Grant Type and Number CAPITAL FUND Capital Fund Program Grant No: KS16P063501-03 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 | |
| HA-WIDE | EMPLOYEE SALARIES/BENEFITS | 1406 | | \$69,948 | \$70,007 | \$70,007 | \$70,007 | 100% |
| HA-WIDE | EMPLOYEE SALARIES/BENEFITS | 1408 | | \$35,000 | \$35,000 | \$35,000 | \$35,000 | 100% |
| HA-WIDE | STAFF/COMMISSIONER TRAVEL | 1408 | | \$3,561 | \$3,561 | \$3,561 | \$3,561 | 100% |
| HA-WIDE | COMPUTER UPGRADES | 1408 | | \$10,212 | \$10,212 | \$10,212 | \$10,212 | 100% |
| HA-WIDE | EMPLOYEE SALARIES/BENEFITS | 1410 | | \$49,000 | \$63,397 | \$63,397 | \$63,397 | 100% |
| KS16P063006 KS16P063008 | REPLACE CARPET IN UNITS AS NEEDED | 1450 | | \$5,500 | \$2,500 | \$1,392 | \$1,392 | 55% |
| KS16P063006 KS16P063008 | REPLACE DRAPERY IN UNITS AS NEEDED | 1450 | | \$4,000 | \$0 | \$0 | \$0 | 0% |
| KS16P063008 | REPLACE DAMAGED SIDEWALK | 1450 | | \$5,500 | \$0 | \$0 | \$0 | 0% |
| KS16P063005 | REPLACE DAMAGED SIDEWALK | 1450 | | \$7,000 | \$0 | \$0 | \$0 | 0% |
| KS16P063005 | PATCH CONCRETE DRIVE | 1450 | | \$1,000 | \$0 | \$0 | \$0 | 0% |
| KS16P063006 KS16P063008 | STRIP & REFINISH DOORS & ADD KICK PLATES | 1450 | | \$2,700 | \$0 | \$0 | \$0 | 0% |
| KS16P063008 | FORCE ACCOUNT LAB OR | 1450 | | \$2,000 | \$0 | \$0 | \$0 | 0% |
| KS16P063006 | REPLACE ENTRANCE DOORS | 1450 | | \$5,000 | \$0 | \$0 | \$0 | 0% |
| KS16P063008 | REPLACE ENTRANCE DOORS | 1450 | | \$3,500 | \$0 | \$0 | \$0 | 0% |
| KS16P063008 | REPLACE ENTRANCE DOORS | 1460 | | \$0 | \$2,926 | \$0 | \$0 | 0% |
| PHA-WIDE | MATERIALS FOR UNIT TURNOVER | 1460 | | \$15,000 | \$15,000 | \$15,000 | \$15,000 | 100% |
| PHA-WIDE | CONTRACTS FOR UNIT TURNOVER | 1460 | | \$20,000 | \$20,000 | \$20,000 | \$20,000 | 100% |
| KS16P063006 | WATERPROOF BUILDING | 1460 | | \$29,928 | \$27,908 | \$27,908 | \$18,274 | 65% |
| KS16P063006 | REPLACE ENTRANCE DOORS | 1460 | | \$0 | \$2,926 | \$0 | \$0 | 0% |

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

| PHA Name: MANHATTAN HOUSING AUTHORITY | | Grant Type and Number CAPITAL FUND Capital Fund Program Grant No: KS16P063501-03 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 | | |
| KS16P063006 | REPLACE SHUT-OFF VALVES | 1 1460 | | \$3,708 | \$3,708 | \$3,708 | \$3,708 | 100% | |
| KS16P063008 | REPLACE KITCHEN CABINETS | 47 1460 | | \$0 | \$11,531 | \$0 | \$0 | 0% | |
| KS16P063006 | REPLACE COMMON AREA CARPET | 1460 | | \$0 | \$7,384 | \$7,384 | \$0 | 0% | |
| KS16P063008 | REPLACE HALLWAY LIGHTING | 1465 | | \$3,000 | \$3,000 | \$0 | \$0 | 0% | |
| KS16P063005 | REPLACE PORCH LIGHTING | 1465 | | \$2,400 | \$1,165 | \$1,165 | \$1,165 | 100% | |
| KS16P063010 | REPLACE MASTER BEDROOM LIGHTING | 1465 | | \$2,400 | \$0 | \$0 | \$0 | \$0 | |
| KS16P063006 | UPGRADE ELEVATOR CONTROL PANELS | 2 1465 | | \$34,415 | \$37,250 | \$37,242 | \$15,365 | 41% | |
| KS16P063008 | REPLACE CONDENSING UNIT | 1 1465 | | \$8,000 | \$9,996 | \$9,996 | \$9,996 | 100% | |
| KS16P063006 | REPLACE TRASH COMPACTOR | 1 1465 | | \$2,000 | \$1,342 | \$1,342 | \$0 | 0% | |
| PHA-WIDE | REPLACE RANGES AS NEEDED | 1465 | | \$5,000 | \$1,425 | \$496 | \$496 | 9% | |
| PHA-WIDE | REPLACE REFRIGERATORS AS NEEDED | 1465 | | \$5,000 | \$5,000 | \$2,473 | \$2,473 | 35% | |
| PHA-WIDE | REPLACE UNIFORMS | 1475 | | \$3,000 | \$2,349 | \$2,349 | \$2,349 | 100% | |
| PHA-WIDE | REPLACE A/C TESTING EQUIP | 1 1475 | | \$1,500 | \$1,535 | \$1,534 | \$1,534 | 99% | |
| PHA-WIDE | REPLACE MAINT TRUCKS | 2 1475 | | \$5,370 | \$5,370 | \$5,370 | \$5,370 | 17% | |
| PHA-WIDE | PURCHASE DRAIN AUGER | 1 1475 | | \$300 | \$450 | \$435 | \$435 | 96% | |
| PHA-WIDE | PURCHASE CORDLESS DRILL | 1 1475 | | \$300 | \$300 | \$292 | \$292 | 97% | |
| PHA-WIDE | PURCHASE HEDGE TRIMMERS | 1 1475 | | \$300 | \$300 | \$0 | \$0 | 0% | |
| PHA-WIDE | REPLACE LAWN EQUIPMENT | 1475 | | \$4,100 | \$4,100 | \$0 | \$0 | 0% | |
| PHA-WIDE | REPLACE SHOP VAC | 1 1475 | | \$100 | \$100 | \$0 | \$0 | 0% | |

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

| PHA Name: MANHATTAN HOUSING AUTHORITY | | Grant Type and Number CAPITAL FUND Capital Fund Program Grant No: KS16P063501-03 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 | |
| | | | | \$349,742.00 | \$349,742.00 | \$320,263.00 | \$280,026.00 | 87% |

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

| | | |
|---|--|--|
| PHA Name: Manhattan Housing Authority | Grant Type and Number Capital Fund Program Grant No: KS16P06350104 Replacement Housing Factor Grant No: | Federal FY of Grant: 2004 |
|---|--|--|

XOriginal 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 |
| 1 | Total non-CFP Funds | \$0 | n/a | \$0 | \$0 |
| 2 | 1406 Operations | \$70,000 | n/a | \$0 | \$0 |
| 3 | 1408 Management Improvements | \$31,845 | n/a | \$0 | \$0 |
| 4 | 1410 Administration | \$63,397 | n/a | \$0 | \$0 |
| 5 | 1411 Audit | \$0 | n/a | \$0 | \$0 |
| 6 | 1415 Liquidated Damages | \$0 | n/a | \$0 | \$0 |
| 7 | 1430 Fees and Costs | \$0 | n/a | \$0 | \$0 |
| 8 | 1440 Site Acquisition | \$0 | n/a | \$0 | \$0 |
| 9 | 1450 Site Improvement | \$4,000 | n/a | \$0 | \$0 |
| 10 | 1460 Dwelling Structures | \$130,500 | n/a | \$0 | \$0 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | \$10,000 | n/a | \$0 | \$0 |
| 12 | 1470 Nondwelling Structures | \$0 | n/a | \$0 | \$0 |
| 13 | 1475 Nondwelling Equipment | \$30,000 | n/a | \$0 | \$0 |
| 14 | 1485 Demolition | \$0 | n/a | \$0 | \$0 |
| 15 | 1490 Replacement Reserve | \$0 | n/a | \$0 | \$0 |
| 16 | 1492 Moving to Work Demonstration | \$0 | n/a | \$0 | \$0 |
| 17 | 1495.1 Relocation Costs | \$0 | n/a | \$0 | \$0 |
| 18 | 1499 Development Activities | \$10,000 | n/a | \$0 | \$0 |
| 19 | 1501 Collateralization or Debt Service | \$0 | n/a | \$0 | \$0 |
| 20 | 1502 Contingency | \$0 | n/a | \$0 | \$0 |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$349,742.00 | n/a | \$0 | \$0 |
| 22 | Amount of line 21 Related to LBP Activities | \$0 | n/a | \$0 | \$0 |
| 23 | Amount of line 21 Related to Section 504 compliance | \$0 | n/a | \$0 | \$0 |
| 24 | Amount of line 21 Related to Security – Soft Costs | \$0 | n/a | \$0 | \$0 |
| 25 | Amount of Line 21 Related to Security – Hard Costs | \$0 | n/a | \$0 | \$0 |

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

| | | |
|---|--|--|
| PHA Name: Manhattan Housing Authority | Grant Type and Number Capital Fund Program Grant No: KS16P06350104 Replacement Housing Factor Grant No: | Federal FY of Grant: 2004 |
|---|--|--|

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 |
| 26 | Amount of line 21 Related to Energy Conservation Measures | \$0 | n/a | \$0 | \$0 |

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

| PHA Name: Manhattan Housing Authority | | Grant Type and Number Capital Fund Program Grant No: KS16P063501044 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2004 | | | |
|--|--|--|----------|----------------------|---------------------------|--------------------|-------------------|-------------------|
| 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 | |
| PHA-Wide | Salaries & Benefits | 1406 | | \$70,000 | | | | |
| PHA-Wide | Computer Upgrades | 1408 | | \$10,212 | | | | |
| PHA-Wide | Purchase Laptop Computer | 1408 | | \$1,800 | | | | |
| PHA-Wide | Purchase Video Equipment | 1408 | | \$500 | | | | |
| PHA-Wide | Travel & Training | 1408 | | \$1,500 | | | | |
| PHA-Wide | Salaries & Benefits | 1408 | | \$17,833 | | | | |
| PHA-Wide | Salaries & Benefits | 1410 | | \$63,397 | | | | |
| KS16P063010 Pott & Hudson | Replace Soffit Under Carports & Paint & Trim Siding | 1460 | | \$35,500 | | | | |
| KS16P063007 Baehr Place KS16P063010 Pott & Hudson | Replace Sidewalks | 1450 | | \$2,000 | | | | |
| KS16P063010 Pott & Hudson | Purchase Playground Equipment | 1475 | | \$30,000 | | | | |
| KS16P063010 Pott & Hudson | Hard Wire Smoke Detectors | 1465 | | \$10,000 | | | | |
| KS16P063010 Pott & Hudson | Power Lift Foundation | 1460 | | \$8,000 | | | | |
| KS16P063007 Baehr Place | Termite Treatment | 1460 | | \$12,000 | | | | |

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

| PHA Name: Manhattan Housing Authority | | Grant Type and Number Capital Fund Program Grant No: KS16P063501044 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2004 | | | |
|---|---|--|----------|----------------------|---------------------------|-------------------|----------------|----------------|
| 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 | |
| KS16P063008 Carlson Plaza | Replace Hydraulic Jack and Upgrade Panels on Elevator | 1460 | | \$75,000 | | | | |
| KS16P063008 Carlson Plaza | Fence in Condensing Unit | 1450 | | \$2,000 | | | | |
| KS16P063005 Flint Hills Pl | Development Activities | 1499 | | \$10,000 | | | | |
| | | | | \$349,742.00 | | | | |

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule | | | | | | | |
|--|---|--|--------|---|---------|--------|----------------------------------|
| PHA Manhattan Housing Authority | | Grant Type and Number Capital Fund Program No: KS16P06350104 Replacement Housing Factor No: | | | | | Federal FY of Grant: 2004 |
| 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 | |
| PHA Wide | 12-31-2005 | | | | | | |
| KS16P063010 | 12-31-2006 | | | | | | |
| KS16P063008 | 12-31-2006 | | | | | | |
| KS16P063007 | 12-31-2006 | | | | | | |
| KS16P063005 | 12-31-2005 | | | | | | |
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13. Capital Fund Program Five-Year Action Plan

| | | | | | |
|--|-----------------------------|--|---|--|--|
| <p>HUDSON CIRCLE & POTTAWATOMIE COURT KS063010</p> | <p>Annual Statement</p> | <p>Replace electric ranges (as needed) Replace refrigerators (as needed)</p> | <p>Replace electric ranges (as needed) Replace bifold closet doors Replace Heating and AC systems Replace refrigerators (as needed)</p> | <p>Replace electric ranges (as needed) Replace refrigerators (as needed)</p> | <p>Replace electric ranges (as needed) Replace sink faucets in bathroom Install mailbox shelter Install playground equipment Add shade trees Replace hot water heaters Replace kitchen faucets Install new tub surrounds Replace refrigerators (as needed)</p> |
|--|-----------------------------|--|---|--|--|

13. Capital Fund Program Five-Year Action Plan

| | | | | | |
|-------------------------------------|--|---|--|---|---|
| <p>CARLSON PLAZA (KS063008)</p> | | <p>Install grab bars (as needed) Replace all carpet (as needed) Replace trash compactor Replace electric ranges (as needed) Replace all drapery in building (as needed) Resurface parking lot</p> | <p>Install grab bars (as needed) Replace all carpet (as needed) Replace electric ranges (as needed) Strip & refinish all apartment doors & add kick plates Replace all drapery in building (as needed) Change furnace and AC controls to automatic Replace domestic water shut off valves Re place all windows</p> | <p>Install grab bars (as needed) Replace all carpet (as needed) Replace 3-way valves/orifices in furnace system Replace electric ranges (as needed) Replace all drapery in building (as needed)</p> | <p>Install grab bars (as needed) Replace all carpet (as needed) Replace electric ranges (as needed) Replace all drapery in building (as needed) Add hallway building sprinkler system</p> |
|-------------------------------------|--|---|--|---|---|

13. Capital Fund Program Five-Year Action Plan

| | | | | | |
|--|--|--|--|--|--|
| <p><u>MANAGEMENT IMPROVEMENTS</u></p> | | <p>Replace maintenance trucks Bobcat (used) Brushes for John Deer Salt spreader Cement grinder Industrial Vacuum Cleaners (2) Computer upgrade (as needed) Laptop compute PowerPoint/ Overhead projector Wages</p> | <p>Computer upgrade (as needed) Laptop compute Wages</p> | <p>Computer upgrade (as needed) Laptop compute Wages</p> | <p>Computer upgrade (as needed) Laptop compute Wages</p> |
| | | | | | |
| | | | | | |

13. Capital Fund Program Five-Year Action Plan

| | | | | | |
|---|-----------------------------|----------------------|--|---------------------------------------|--|
| <p>FLINT HILLS PLACE (KS063005)</p> | <p>Annual Statement</p> | | | | <p>Replace kitchen cabinets & bath vanities Replace all countertops Replace LR paneling Install ceiling fans Replace underlay & floor tile Replace bathtubs wall Replace BR sinks Texture all wall / paint Install outside seating Install shade trees Extend main sewer & clean to ground grade Fence in patios Sidewalk replacement for proper drainage Replace basketball court Add small laundry mat Rebuild mailbox s Rebuild trash dumpster Repair concrete drive to shop and back Replace dryer vents Add door bells Replace porch light Landscaping Install new storm doors (front & back) Replace clotheslines Install bike racks Replace smoke detectors, carbon monoxide detectors</p> |
| | | <p>Page 56 of 65</p> | | <p>form HUD-50075-SF (04/30/2003)</p> | |

13. Capital Fund Program Five-Year Action Plan

| | | | | | |
|-----------------------------|------------------|--|---|--|--|
| BAEHR PLACE (KS063007) | Annual Statement | <p>Replace kitchen cabinets & bath vanities Replace bathroom sink Replace bathtubs, add showers & tub surrounds Replace second floor underlay & re-tile Replace first floor tile Replace all light fixtures Replace kitchen sinks Replace medicine cabinets</p> | Seal parking lot | | Install Automatic sprinkler system |
| APARTMENT TOWERS (KS063006) | | <p>Replace all thermostats (as needed) Reinsulated pipes (as needed) Replace all drapery in building(as needed) Replace all exhaust fan motors (as needed)</p> | <p>Replace quarry tile in lobby Replace all thermostats (as needed) Reinsulated pipes (as needed) Replace all drapery in building(as needed) Replace all exhaust fan motors (as needed)</p> | <p>Replace all thermostats (as needed) Reinsulated pipes (as needed) Replace all drapery in building(as needed) Replace door locks with removable core locks Replace all windows Replace all exhaust fan motors (as needed)</p> | <p>Install ceiling fans with lights Replace all thermostats (as needed) Reinsulated pipes (as needed) Replace kitchen cabinets & bath vanities Replace all countertops Replace all drapery in building(as needed) Strip and refinish apartment doors and add kick plates Add hallway fire sprinkler system Replace all exhaust fan motors (as needed)</p> |

13. Capital Fund Program Five-Year Action Plan

| Capital Fund Program Five-Year Action Plan | | | | | | |
|---|--|------------------------------|-------------------------------------|---|------------------------------|-------------------------------------|
| Part II: Supporting Pages—Work Activities | | | | | | |
| Activities for Year 1 | Activities for Year :2005 FFY Grant: 2005 PHA FY: 2005 | | | Activities for Year: 2006____ FFY Grant:2006 PHA FY: 2006 | | |
| | Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| See | HUDSON CIRCLE & POTTAWATOMIE COURT KS063010 | 1465 | 34,100 | HUDSON CIRCLE & POTTAWATOMIE COURT KS063010 | 1465 1450 1465 | 34,100 20,000 151,100 |
| Annual Statement | CARLSON PLAZA (KS063008) | 1450 1465 | 106,675 50,000 | CARLSON PLAZA (KS063008) | 1450 1460 | 40,000 184,000 25,000 |
| | BAEHR PLACE (KS063007) | 1465 1450 | 40,000 80,000 | BAEHR PLACE (KS063007) | 1450 | 12,000 |
| | APARTMENT TOWERS (KS063006) | 1450 1465 | 70,000 12,000 | APARTMENT TOWERS (KS063006) | 1450 | 8,000 |
| | Management Improvements | 1406 1408 1410 1465 | 60,000 70,000 50,000 3,500 | Management Improvements | 1406 1408 1410 1465 | 60,000 70,000 50,000 3,500 |

13. Capital Fund Program Five-Year Action Plan

| Capital Fund Program Five-Year Action Plan | | | | | |
|--|------------------------------|-------------------------------------|--|------------------------------|-------------------------------------|
| Part II: Supporting Pages—Work Activities | | | | | |
| Activities for Year :_007___ FFY Grant:007 PHA FY: 007 | | | Activities for Year: __008_ FFY Grant: 008 PHA FY: 008 | | |
| Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| HUDSON CIRCLE & POTTAWATOMIE COURT KS063010 | 1465 | 7,000 | HUDSON CIRCLE & POTTAWATOMIE COURT KS063010 | 1465 1450 | 24,000 108,000 |
| CARLSON PLAZA (KS063008) | 1450 1465 | 15,000 25,000 | CARLSON PLAZA (KS063008) | 1465 1450 | 150,000 10,000 |
| BAEHR PLACE (KS063007) | 000 | 0000 | BAEHR PLACE (KS063007) | 1450 | 14,000 |
| APARTMENT TOWERS (KS063006) | 1450 | 80,000 | APARTMENT TOWERS (KS063006) | 1450 | 300,000 |
| Management Improvements | 1406 1408 1410 1465 | 60,000 70,000 50,000 3,500 | Management Improvements | 1406 1408 1410 1465 | 60,000 70,000 50,000 3,500 |
| | | | FLINT HILLS PLACE (KS063005) | 1450 1460 1465 | 419,600 50,000? 211,000 |
| Total CFP Estimated Cost | | \$2,500,000+ | | | \$ |

13. Capital Fund Program Five-Year Action Plan

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| Total CFP Estimated Cost | | \$ | | | \$ |
| | | | | | |