

**2004
ANNUAL PLAN**

**HOUSING AUTHORITY OF KANSAS
CITY, MISSOURI**

**Annual PHA Plan
PHA Fiscal Year 2004**
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

EXECUTIVE SUMMARY

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

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

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

HAKC Annual Plan 2004

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

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Table of Contents		<u>Page #</u>
Annual Plan		
Executive Summary		1
Table of Contents		3
1. Housing Needs		8
2. Financial Resources		15
3. Policies on Eligibility, Selection and Admissions		16
4. Rent Determination Policies		26
5. Operations and Management Policies		31
6. Grievance Procedures		32
7. Capital Improvement Needs		33
8. Demolition and Disposition		35
9. Designation of Housing		36
10. Conversions of Public Housing		37
11. Homeownership		39
12. Community Service Programs		41
13. Crime and Safety		44
14. Audit		46
15. Asset Management		47
16. Other Information		48

Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration **A** (MO002a1)
- FY 2003 Capital Fund Program Annual Statement **B** (MO002b1)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled **ONLY**) **C** (MO002c1)

Optional Attachments:

- PHA Management Organizational Chart **D** (MO002d1)
- FY 2003 Capital Fund Program 5-Year Action Plan **B** (MO002b1)
- Public Housing Drug Elimination Program (PHDEP) Plan **F** (MO002f1)
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) **K** (MO002k1)
- Other (List below, providing each attachment name)
 - Operating Budget **C** (MO002c1)
 - Resident Services and Programs **E** (MO002e1)
 - Resident Membership of the Governing Board **G** (MO002g1)
 - Pet Policy Summary **H** (MO002h1)
 - Membership of the Resident Advisory Board **I** (MO002i1)
 - Community Services Description **J** (MO002j1)
 - Response to Resident Advisory Board Comments on Plan **K** (MO002k1)
 - Certifications **L** (MO002l1)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	2. Documentation of the required deconcentration and income mixing analysis	
X	Public housing rent determination policies, including the methodology for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation.	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for	Annual Plan:

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	designation of public housing (Designated Housing Plans)	Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> Check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

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

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

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2003 Kansas City, MO

HAKC Annual Plan 2004

- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset (Year 2000 data)
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Section 8 Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
As of 07/27/03	# of families	% of total families	Annual Turnover
Waiting list total	9182		1210
Extremely low income <=30% AMI	8078	87.94	
Very low income (>30% but <=50% AMI)	1070	11.64	
Low income (>50% but <80% AMI)	34	.37	
Families with children	4978	54.19	
Elderly families	402	4.38	
Families with	1738	18.92	

Housing Needs of Families on the Section 8 Waiting List			
Disabilities			
White	1661	18.20	
Afro-American	7204	78.43	
Asian	81	0.88	
Hispanic	192	2.09	
Native American	35	0.38	
Other	9	.11	
Characteristics by Bedroom Size			
0 BR	1210	13.31	
1 BR	3360	35.97	
2 BR	2615	28.76	
3 BR	1607	17.67	
4 BR	326	3.59	
5 BR	59	0.65	
5+ BR	5	0.05	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Public Housing Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
As of 07/28/03	# of families	% of total families	Annual Turnover
Waiting list total	5413		430
Extremely low income <=30% AMI	4844	89.4	

Housing Needs of Families on the Public Housing Waiting List			
Very low income (>30% but <=50% AMI)	529	9.77	
Low income (>50% but <80% AMI)	40	.07	
Families with children	2990	55.2	
Elderly families	161	.03	
Families with Disabilities	608	11.2	
White	788	16.85	
Afro-American	4406	86.24	
Asian	44	.51	
Hispanic	84	.94	
Native American	83	1.78	
Other	8	.001	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	1098		
1BR	1825		
2 BR	2056		
3 BR	245		
4 BR	165		
5 BR	19		
5+ BR	5		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs

administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2004 grants)		
a) Public Housing Operating Fund	3,915,168.00	Operations
b) Public Housing Capital Funds	2,210,691.00	
c) HOPE VI Revitalization		
HOPE VI Revitalization – ‘93	600,000.00	Guinotte Manor
HOPE VI Revitalization – ‘96	250,000.00	T.B. Watkins
HOPE VI Revitalization – ‘97	400,000.00	Cardinal Ridge
d) Annual Contributions for Section 8 Tenant-Based Assistance	43,394,361.00	HAP
Total FY2004 Federal Grants	\$50,770,220	
2. Prior Year Federal Grants (unobligated funds only)		
Neighborhood Network	33,333	Supportive Services
Elderly Services	66,050	Supportive Services
Total Prior Year Federal Grants	\$99,383	
3. Public Housing Dwelling Rental Income	3,076,627	Housing Operations
Total Public Housing Dwelling Rental Income	\$3,076,627	Housing Operations
4. Other income (list below)		
Other income	200,000	Interest / charges
Section 8 Administrative Fees Earned	3,879,974	Supportive Services
Total Other Income	\$4,079,974	
5. Non-federal sources (list below)		
None		
Total Non-Federal Sources	\$55,180.00	Discretionary non-dwelling space rental income
Total Resources	\$58,084,384.00	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: 50-100
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) Debts owed to PHA

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

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

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

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists

Other (describe) Site-based preferences

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

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

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? 12
(Site Based Preferences)

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists? 3

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA: Transfer List

(4) Admissions Preferences

HAKC Annual Plan 2004

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

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

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

c. Preferences

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

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

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)

HAKC Annual Plan 2004

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

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

3 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers

- Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
 The PHA's Admissions and (Continued) Occupancy policy
 PHA briefing seminars or written materials
 Other source (list)
Orientation video

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

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

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below: Scattered Site Units

Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below) Site-based preference

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below: All developments except scattered sites

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

HAKC Annual Plan 2004

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below) History of assistance provided by HAKC; debts owed to HAKC

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
HAKC's Department of Public Safety obtains criminal history information from local law enforcement agencies on all Section 8 and Public Housing applicants and submits to the Tenant Selection Department a monthly report indicating the number of applicants screened and the number rejected. The Tenant Selection Department maintains this information in compliance with the Todd Consent Decree.

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

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

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

- Criminal or drug-related activity
- Other (describe below) Name & telephone number of previous landlords and History with HAKC

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- Other (list below) selected public housing developments & selected sites in non-impacted areas of the City as well as any other or all places that Public Housing applications are received.

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below: Delay in obtaining utilities; corrections of HQS deficiencies; difficulties in locating an acceptable unit; disability.

(4) Admissions Preferences

- a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

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

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

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

HAKC Annual Plan 2004

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

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

2 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
 Briefing sessions and written materials
 Other: HAKC Website and the Section 8 Living brochure

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

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

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

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

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

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

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

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

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
 - For household heads
 - For other family members
 - For transportation expenses
 - For the non-reimbursed medical expenses of non-disabled or non-elderly families
 - Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income)
(select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

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

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

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service

- The "rental value" of the unit
- Other: Zip Code Analysis, resident input meetings, tax credit approved rents & Low Income Housing Tax Credits (LIHTC).

f. Rent re-determinations:

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

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

1.) A decrease in income.

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other: to increase participation and utilization.

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

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1866	354
Section 8 Vouchers and Certificates	7609	1075
Section 8 Mod Rehab	203	70
Welfare to Work Program	557	60
Mainstream	100	5
Designated	200	20
Family unification	167	30
Conversions	101	N/A

Substantial rehab	N/A	N/A
New construction	122	25

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

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

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below: Grievance officer must be member of legal community

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below) HAKC Family Learning & Development Center, HAKC Legal Department

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office
 Other (list below): HAKC Legal Department

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment B.

-or-

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

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the

table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

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

b. If yes to question a, select one:

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

-or-

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

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

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

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

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

2. Development (project) number: MO002-03; MO002-02; MO002-37

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

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

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

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

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below: Willow Glen, Maple Corners, Business Plan for Housing Intervention Limited Liability Corporation, other affordable housing opportunities, Subsidies and wholly owned corporations.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

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

<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: 9/01/01.</p> <p>b. Projected end date of activity: 7/01/05</p>

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: Pemberton Heights
1b. Development (project) number: MO002-25
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)

Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(11/12/97)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 120 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Cardinal Ridge 1b. Development (project) number: MO002-18
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(06/01/99)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 79 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description:

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

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

Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name:
1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I

<input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description: HAKC is developing a Homeownership Program with the goal of having a fully funded program serving both Public Housing residents and Section 8 residents (Housing Choice Voucher holders) in 2004. Priority for participation in the program will initially be given to Family Self-Sufficiency (FSS) Program participants, however, the Homeownership Program will be open to all who meet the program qualifications.

Participants will need to qualify for a first mortgage from a conventional lender, therefore they will need to have both an employment and credit history. The minimum threshold for participation in the program will be full-time employment for a period of one year prior to admission to the program. During an initial orientation session an overview of the program and its requirements will be provided. A credit history will be ordered and an appointment set up for the participant to work with a trained financial counselor. Together they will evaluate the participant's credit history, identify options for addressing credit problems, and develop a plan to achieve a credit score which meets mortgage underwriting standards. The plan will include establishing a budget which sets aside funds for a down payment.

As the participant approaches the point where they will qualify for a loan, they will be required to complete homeownership training through a HUD or Fannie Mae - accredited training program provided by an HAKC - approved local agency. This program will provide training in working with mortgage lenders to select a mortgage

product, working with realtors to select a home, the home purchase process, and the responsibilities of homeownership including budgeting for maintenance.

Counselors at the approved agencies will also be available to make referrals to lenders and realtors, and to answer questions and help resolve problems which arise during the purchase and financing process. Participants will be made aware of low-down payment low-interest loan programs for low-to-moderate income buyers sponsored by the City, State, and local non-profit community development agencies.

Qualified Housing Choice Voucher holders will be eligible to have their Section 8 Housing Assistance Payments credited to their mortgage payment for a period of 10 years according to the guidelines of the HUD program. Homes to be purchased by participants must pass a Housing Quality Standards inspection.

The HAKC case managers will track resident participation throughout the program and be available to assist with counseling and referrals. FSS Program participants who are participating in the Homeownership Program will be encouraged to apply their escrow account savings to a down payment. Follow-up monitoring and counseling after purchase of the home will be a critical component to ensure participants can continue to afford and maintain their new home.

In the second quarter of 2003 the HAKC Resident Services Department initiated a trail program with graduates of its Family Self-Sufficiency Program. Of 15 initial participants, three elected to continue the program to achieve homeownership. In developing this program HAKC established service agreements with local non-profit financial counseling and homeownership training programs.

In 2003 HAKC sought funding for the administrative cost of a full scale homeownership program. Grant requests were submitted to the Fannie Mae Foundation and the HUD Resident Opportunity and Self-Sufficiency (ROSS) Program. HAKC will also be approaching local foundations and mortgage lenders with the goal of achieving a fully operational homeownership program for both public housing and Section 8 residents in 2004.

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below: Undetermined at this time

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 10/29/96

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

See Attachment J

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>SEE ATTACHMENT E</i>				

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2003 Estimate)	Actual Number of Participants (As of: 7/31/03)
Public Housing	0	200
Section 8	544	300

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below: N/A

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

Please see Attachment J at the back of the plan for information on this requirement.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below) Average incidence of criminal activity.

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

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports (when available)
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

Safety and security survey of residents

Analysis of crime statistics over time for crimes committed “in and around” public housing authority developments

Resident reports

PHA employee reports

Demonstrable, quantifiable success with previous or on-going anti-crime / anti-drug programs

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

All developments affected

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below) Participation in anti-crime organizations such as COMBAT, on site community police program with weed and seed. Community Policing, Private Security at Senior Developments.

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

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

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents

HAKC Annual Plan 2004

- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities : Police Athletic League

2. Which developments are most affected? (list below)
Riverview Gardens; Guinotte Manor; Theron B. Watkins; Wayne Miner; Chouteau Courts; West Bluff.

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2003 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment I)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

- 1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
- 2. Yes No: Was the most recent fiscal audit submitted to HUD?
- 3. Yes No: Were there any findings as the result of that audit?
- 4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
- 5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
 Not applicable
 Private management
 Development-based accounting
 Comprehensive stock assessment
 Other: (list below)

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

Comments on the Annual Plan are being solicited from Public Housing and Section 8 residents. Public housing resident comments will be attached when furnished. Comments will also be received from Section 8 Participants.

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

3. In what manner did the PHA address those comments? (select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below: changes outlined in Attachment K.

 Other: (list below)

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

2. 1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.) Explanation: Until such time as the Court Ordered Receivership is modified.”

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: Kansas City, Missouri
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

HAKC Annual Plan 2004

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

- Other: (list below)

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

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD. "Substantial deviation" or "significant amendment or modification" to the Annual and/or Five-Year Plans will be defined as any change made to policies, programs or budget allocations within those plans that requires posting, public comment, review and approval.

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

.

Attachments

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

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
2-2 Theron B. Watkins	Seal Wood Landings	1460	
	Replacement Upgrades	1460	
2-3 Guinotte Manor	Replacement Upgrade	1460	
2-5 Riverview Gardens	Seal Wood Decks	1460	
	Replacement Upgrades	1460	
2-8 West Bluff	Replacement Upgrades	1460	
	Replace shingles on gabled roofs	1460	
	Make drainage repairs as assessed	1450	
	Architect and Engineer fees	1430	
2-13 Brush Creek	Resurface driveways identified by PHAS	1450	
	Replace all electrical circuit breaker panels	1465	
	Replace trash compactor	1465	
	Make elevator repairs	1465	
	Make building joint repairs	1460	
	Make HVAC repairs	1465	
	Replace stoves and refrigerators	1465	
	Architect and Engineer fees	1430	
2-14 Dunbar Gardens	Replacement Upgrades	1460	
	Modernize bathrooms	1460	
2-25 Pemberton	Replace compactor	1465	
	Make plumbing repairs as assessed	1465	
	Replace kitchen cabinet and counter tops	1460	
	Make repairs to HVAC as assessed	1465	
	Replace chillers and pump cooling tower	1465	
	Replacement upgrades	1460	

HAKC Annual Plan 2004

2-38 Scattered Sites	Architect and Engineer fees	1430	
	Purchase appliances	1460	
Agency Wide	Comprehensive modernization	1460	
	Receivership Admin. & Executive Initiatives	1408	
	Office Rent	1408	
	Staff Training	1408	
	MIS software upgrade	1408	
	Resident Employment Opportunities	1408	
	Sundry	1408	
	Nontechnical salaries & benefits	1410	
	Maintenance Equipment	1475	
	Office Equipment	1475	

HOUSING AUTHORITY OF KANSAS CITY, MISSOURI

FY 2004 ANNUAL PLAN



Pet Policy Summary

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

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

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

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

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

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

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

INTER-OFFICE MEMO

**HOUSING AUTHORITY
OF KANSAS CITY,
MISSOURI**

DATE: October 2, 2003

TO: Edwin Lowndes, Executive Director

FROM: Peter A. Reeves, Executive Assistant

SUBJECT:

Resolution authorizing the approval of the Housing Authority of Kansas City Missouri's Fiscal Year 2004 Annual Plan. The PHA Annual Plan is an administrative guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals. Although not a true strategic plan, it does incorporate both administrative and capital fund portions. In addition, the Annual Plan also has several attachments that are found at the back of the plan. This plan must be submitted to HUD on an annual basis both electronically and in original hard copy format.

Recommended Action:

It is recommended that the Board of Commissioners of the Housing Authority of Kansas City, Missouri approve the FY 2004 Annual Plan at this time so it may be formally submitted to HUD in its entirety via electronic means and hard copy format. The Annual Plan is due to HUD no later than Friday, October 17, 2003.

Funding and Approvals:

No funding is needed for this resolution.

Chronology of Events

- The HAKC began to prepare the initial draft of the FY 2004 Plan in late April of 2003.
- A timeline of staff requirements for the plan was distributed on May 15, 2003.
- In late May and early June, statistics and information were gathered from Housing Operations, Section 8 and other key departments where tables needed to be updated.
- The plan was presented to the Public Housing Resident's Council (PHRC) at the Family Development and Learning Center (FDLC) in July and August. A Resident Advisory Board (RAB) composed of Public Housing and Section 8 residents was established to review and provide comments on the plan.

- The Executive Director and Special Master reviewed the draft plan in July 2003.
- The draft plan was forwarded to the City of Kansas City, Missouri Mayor's Office for review on August 27, 2003.
- Copies of the draft plan were forwarded to the HAKC Board of Commissioners for review and comment on August 27, 2003.
- Comments were received from the RAB and Legal Aid on August 29th, 2003. Additional comments and changes were made where appropriate. HAKC formally responded to these comments on September 15, 2003.
- Officially signed certification letters of consistency with the City's Consolidated Plan for 2003 were received from the Mayor's Office and the City Department of Housing and Community Development on September 17, 2003.
- The draft plan was posted for public comment at all administrative offices and in each HAKC development for a period of 30 days. This comment period ended on Friday, October 3, 2003. No other comments were received during the public posting period.
- It is recommended that the Board of Commissioners of the Housing Authority of Kansas City, Missouri approve the FY 2004 Annual Plan at this time so it may be formally submitted to HUD.

Justification:

This resolution will allow the FY 2004 Annual Plan to be formally submitted to HUD as required each year. For Public Housing Agencies that have a Fiscal Year beginning January 1st, the plan is due to HUD before October 18, 2003.

Instructions:

There are several certifications found at the back of this resolution that need to be signed by the appropriate officials after approval has been given. The following is a list of requirements:

- 1) Standard PHA Plan PHA Certifications of Compliance – signed by the Chairman of the Board of Commissioners.
- 2) Certification for a Drug Free Workplace – signed by the Executive Director.
- 3) Certification of Payments to Influence Federal Transactions – signed by the Executive Director.

HOUSING AUTHORITY OF KANSAS CITY, MISSOURI

FY 2004 ANNUAL PLAN

Resident Membership of the Governing Board

The United States District Court for the Western District of Missouri appointed TAG Associates of Kansas City, Inc. (TAG) as Receiver of the Housing Authority of Kansas City, Missouri effective September 6, 1994. The HAKC currently operates under the control of a board, overseen by the Special Master (former Receiver). In anticipation of release of the Receivership and return to full local control, residents of the Public Housing Authority elected Ms. Lula Smith as the Public Housing representative member of the Governing Board. Ms. Faye Thompson, a Section 8 resident, was also designated as a Board member.

Public Housing Drug Elimination Program Plan

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

Annual PHDEP Plan Table of Contents:

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

Section 1: General Information/History

A. Amount of PHDEP Grant \$383,033

B. Eligibility type (Indicate with an “x”) N1 _____ N2 _____ R X

C. FFY in which funding is requested _____

D. Executive Summary of Annual PHDEP Plan

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

The Housing Authority will continue to expend the funding of security and prevention programs in targeted developments and properties. This decision is based on the demonstrated success of reduced drug-related crime in the past program year. As the rehabilitation of HAKC properties is finalized and this housing is repopulated, a need to secure funding to continue and expand the security programs is essential.

E. Target Areas

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

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Theron B. Watkins	210	617
Guinotte Manor	219	643
Wayne Minor	74	339
Riverview Gardens	232	621
West Bluff	100	326
Brush Creek Towers	135	134
Dunbar Gardens	65	65
Pemberton Heights	120	123
Villa Del Sol	64	172
Scattered Site (2-12)	46	62
Scattered Site (2-23)	47	82
Scattered Site (2-28)	39	122
Scattered Site (2-29)	41	91
Scattered Site (2-31)	26	97
Scattered Site (2-93)	14	74
Total	1372	3661

F. Duration of Program

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

6 Months_____ **12 Months**__X__ **18 Months**_____ **24 Months**_____ **Other** _____

G. PHDEP Program History

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

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1996	\$451,500	MO16DEP0020196	\$0	1/6 month	Closed
FY 1997	\$467,740	MO16DEP0020197	\$0	none	Closed
FY 1998	\$379,860	MO16DEP0020198	\$0	none	Closed
FY1999	\$321,113	MO16DEP0020199	\$0	none	Closed
FY 2000	\$334,666	MO16DEP0020100	\$0	none	Closed
FY2001	\$383,033	MO16DEP0020101	\$0	none	6/30/03

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

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

B. PHDEP Budget Summary

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

FY _____ PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	\$ 35,000
9120 - Security Personnel	130,000
9130 - Employment of Investigators	196,926
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	\$361,926

C. PHDEP Plan Goals and Activities

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

9110 - Reimbursement of Law Enforcement						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Support of law enforcement.			1/2003	1/2004	\$35,000		Consistent and available police support when needed in housing developments.
2.							
3.							

9120 - Security Personnel						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Security patrols			1/2003	1/2004	\$130,000		Reduction in drug activity and disruptive behavior in targeted developments.
2.							
3.							

9130 - Employment of Investigators						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Patrol and surveillance of developments and coordination with KCPD			1/2003	1/2004	\$196,926		Active check points, reduce incidence of crime in developments and surrounding areas.

2.							
3.							

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

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

9160 - Drug Prevention						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

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

						/Source)	
1.							
2.							
3.							

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

9190 - Other Program Costs						Total PHDEP Funds: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

Section 3: Expenditure/Obligation Milestones

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

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
9110		Activity #1		\$ 35,000
9120		Activity #1		130,000
9130		Activity #1		196,926
9140				
9150				
9160				

9170				
9180				
9190				
TOTAL		\$		\$361,926

Section 4: Certifications

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

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

The Housing Operations Director and Resident Services Director are responsible for the community service and self-sufficiency requirements.

The community service and self-sufficiency requirement is intended to assist adult public housing residents in improving their own economic and social well being and give these residents a greater stake in their communities. The community service and self-sufficiency requirement allows residents an opportunity to “give something back” to their communities and facilitate upward mobility.

The community service and self-sufficiency requirement applies to all adult residents in public housing except for those exempted under Section 12 (c) of the Act. This requirement does not apply to Section 8 tenants.

The public housing tenants exempt from this community service and self-sufficiency requirement are those:

- Age 62 years or older.
- Blind or disabled and who certify that because of this disability they are unable to comply with the service provisions; or primary caretakers of such individuals.
- Engaged in work activities as defined in section 407(d) of the Social Security Act (42 U.S. 607(d)), specified below:
 1. Unsubsidized employment
 2. Subsidized private-sector employment
 3. Subsidized public-sector employment
 4. Work experience (including work associated with refurbishing of publicly assisted housing) if sufficient private sector employment is not available.
 5. On-the-job-training.
 6. Job-search and job-readiness assistance.
 7. Community service programs.
 8. Vocational educational training (not to exceed 12 months with respect to individual).
 9. Job-skills training directly related to employment.
 10. Education directly related to employment in the case of a recipient who has not received a high school diploma or a certificate of high school equivalency.
 11. Satisfactory attendance at secondary school or in a course of study leading to a certificate of general equivalence, in the case of a recipient who has completed secondary school or received such a certificate.
 12. The provision of childcare services to an individual who is participating in a community service program..

Steps necessary for successful completion of policy:

1. Coordinate community service requirements with staff, resident leaders and legal aid.
2. Mail residents lease amendments.
3. Resident service department will provide a community service and self-sufficiency orientation for all developments. This is an opportunity to explain the policy and answer resident's questions.
4. A list of community service providers is developed for the residents. This list will assist residents with volunteering agencies.
5. Verification forms and procedures are developed.
6. Review lease amendments. If lease amendments are not returned, a notice of violation is mailed out and resident may be terminated. Once lease amendments are returned, a database is developed for all residents willing to comply with policy.
7. Verification forms are mailed out to all residents on a monthly basis.
8. All reasonable documentation of service requirement performance or exemptions are kept in residents file.
9. Database is checked quarterly to confirm compliance.
10. If resident is delinquent in community service hours at annual recertification, the resident can enter into a written agreement with the housing authority to cure the noncompliance under the current or delinquent lease.

All files will be maintained and updated on a quarterly basis.

Section 8 Program Reviewing Members:

Ms. Marilyn Maynard
5040 South Benton
Kansas City, MO 64130

Ms. Paula Buzzard
513 E. Pacific
Independence, MO 64050

Public Housing Reviewing Members

Ms. Connie Flowers
8232 N. Troost
Kansas City, MO 64130

Ms. Christine Robinson
10788 Hillcrest
Kansas City, MO 64137

Ms. Regina McDaniel
Kansas City, MO

Ms. Debra Watson
9928 E. 38th
Kansas City, MO 64118

Robin Heard
Kansas City, MO

Resident Services Department Programs & Services

Program Name and Description	Estimated Size	Allocation Method	Access Locale	Eligibility
<u>Family Self-Sufficiency Program:</u> Provide case management, development of self-sufficiency plans, resource and referral, housing counseling program; escrow accounts for public housing residents and Section 8 voucher holders.	Minimum HUD program size requirement for Section 8 program: 544. Public housing FSS: 200 as of 1/01/03.	Open enrollment. Waiting list established for both programs.	Family Development & Learning Center (FDLC).	Section 8 housing voucher holders; public housing residents.
<u>Personal computer instruction:</u> Two full-service computer labs with instruction for Microsoft Office products, keyboard skills, GED/ABE instruction, play-centered learning.	An average of 50 adults and youth use the labs on a monthly basis.	Open enrollment	FDLC & Guinotte Manor Community Center	All residents and Section 8 participants.
<u>Youth Services:</u> Play-centered learning programs, computer-based programs, leadership development, recreational programs, mentoring, homework assistance.	Estimated enrollment of 200 youth engaged in various programs and activities on monthly basis.	Open to all HAKC youth.	FDLC; Clymer Center; Guinotte Manor Community Center; Wayne Minor Community Center; West Bluff Community Room.	All HAKC youth and low-income youth from surrounding area.

<u>Educational Services:</u> Adult Basic Education, GED preparation, distance learning program; ESL classes.	Estimated 10 adults take part in program on annual basis	Open enrollment	FDLC; Guinotte Manor Community Center; KCMO School District satellite facility; Don Bosco Community Services; Della Lamb Community Services.	All residents and Section 8 participants
<u>Homeownership Program:</u> Provide in-depth case management; credit consultation; savings plans; homebuyer classes; financial education training.	Estimated 40 public housing residents will enroll in homeownership program and 10 Section 8 participants.	Open enrollment to public housing residents and Section 8 participants.	FDLC; community centers in family developments.	Eligibility determined by program criteria involving income guidelines, HAKC reports; and FSS program performance.
<u>Family Asset Building Program:</u> Provides IDAs with 3:1 matching program. financial education training, and individual case management.	Estimated 10 residents will be given opportunity to enroll in program per year.	Open enrollment	FDLC; community centers in family developments; Heart of America Family Services offices.	Eligibility determined by program criteria, including income guidelines & employment record.
<u>Family Empowerment Program:</u> Provide survival skills training for adult female and youth residents; also Effective Black Parenting; Women's Connection support group; after-school play-centered learning and homework assistance; family crisis and case management.	Estimated 75 residents participate in programs on annual basis in targeted developments.	Open enrollment.	FDLC; family development community centers.	Open to all public housing residents.

<p><u>Bi-lingual case management:</u> Provide case management; resource and referral; housing counseling; translating services; child care referral; job search assistance.</p>	<p>Estimated 75 residents use services of case manager on monthly basis. Services open to all residents, with emphasis on refugee populations.</p>	<p>Open enrollment</p>	<p>Theron B. Watkins Clymer Center.</p>	<p>Open to all public housing residents living in Theron B. Watkins. Also case manager will be available for referrals from other developments.</p>
<p><u>Employment Preparation:</u> Provide work-related assessment; job readiness classes; job search assistance; job skill training.</p>	<p>Estimated 100 residents per year take part in employment preparation activities in various programs and activities.</p>	<p>Open enrollment.</p>	<p>FDLC; family development community center; computer labs at FDLC and Guinotte Manor Community Center; Full Employment Council offices.</p>	<p>Open to all public housing residents and Section 8 participants.</p>
<p><u>Elderly and Persons with Disabilities Service Coordination:</u> Provide case management, homemaking assistance, companion services, mental health assessments, medical and health screenings, and congregate activities.</p>	<p>Estimated 150 residents per year are provided services.</p>	<p>Open enrollment</p>	<p>Elderly and persons with disabilities housing developments.</p>	<p>Open to all elderly and persons with disabilities residing in public housing developments, including individuals living in family developments.</p>
<p><u>Tenant Organization Capacity Building:</u> Provide training/technical assistance, including financial management</p>	<p>All members of tenant organizations and interested residents</p>	<p>Open to all tenant leaders and other residents.</p>	<p>FDLC; all public housing developments community space.</p>	<p>All public housing residents including scattered site residents.</p>

and computer basics training to all tenant associations and city-wide resident council members.				
---	--	--	--	--

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

September 15, 2003

RE: Response to questions and comments regarding HAKC's Annual Plan Draft for FY 2004

Dear Ms. Levin:

We have received your comments and questions regarding the HAKC's Annual Plan Draft for FY 2004. Subsequently, we offer the following answers to your questions and comments:

1. Request to check box on page 13, "Strategy of AMI – "employ admissions preferences aimed at families with economic hardships". The HAKC will target available assistance to families at or below 30% of the AMI by employing admissions preferences aimed at families with economic hardships. HAKC gives admission preference #2 to persons who pay over 50% of their income towards rent. The third box down under strategy number one on page 13 is now checked.
2. Question regarding "x" in no box versus "yes" box on page 21, paragraph (d). The "no" box was inadvertently checked. The plan has been updated to reflect this section as now being checked as "yes".
3. Request to provide Community Services requirement on page 43, paragraph 12 D. The community service plan you are referring to is submitted with the Annual Plan as Attachment "J". Notation to this reference has been added to page 43 under paragraph 12 D.
4. Request to add Chouteau Courts and Dunbar Gardens to the list of other developments referenced as being most affected by crime and drug prevention activities that the PHA plans to undertake in the next PHA fiscal year. The plan has been updated to reflect the comment of: "All developments affected".

Ms. Levin
September 15, 2003
Page 2

5. Request to add "any adult" to Public Housing Resident on page 48, paragraph (3) (b) beside the "other" box. The language has been added as you have requested.
6. Comment regarding the process of how a Section 8 representative is nominated to the PHA Board. On page 48, under paragraph b (3) (c), the words "section 8 tenant based assistance" have been removed from the answer that HAKC has selected (top box).
7. Questions regarding HAKC request to become a Moving to Work (MTW) agency. If HUD allocates more MTW designations in FY 2004, HAKC plans to pursue such a designation through proper application.
8. Questions regarding Attachment E (Resident Services Department Programs & Services). These questions will be referred to the Resident Services Department for a response under separate cover.

Sincerely

Edwin T. Lowndes
Executive Director

cc: Jeffrey Lines, Special Master
Public Housing Resident Council
HAKC Board of Commissioners

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

PHA Name: Housing Authority of Kansas City, Missouri		Grant Type and Number: Capital Fund Program Grant No: 501-02 MO169002501-02 (CFP2002) Replacement Housing Factor Grant No:		Federal FY of grant: 2002				
Development Number Name/HA Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost Funds Obligated	9/30/2003 Funds Expended	Work Status
				Original	Revised			
Brush Creek	Resurface Driveway BC	1450		0.00	0.00		0.00	0.00
Brush Creek	parking Lot gate BC	1450		5,000.00	2,651.49		0.00	0.00
Brush Creek	Replacement Upgrade BC	1460		13,400.00	0.00		0.00	0.00
Brush Creek	Retube Boiler- Brush Creek	1460		0.00	18,160.00	18,160.00	0.00	0.00
Brush Creek	Replace Coils and Thermos BC	1460		0.00	640.00	237.35	87.35	0.00
Brush Creek	Replace Appliance BC	1465		33,500.00	0.00		0.00	0.00
Brush Creek	Replace trash Compactor BC	1465		10,000.00	7,927.00	7,927.50	7,927.50	0.00
Chouteau Courts	Replace Window Frames	1460		0.00	25,947.92	25,307.00	0.00	0.00
Dunbar	Replacement Upgrade Dunbar	1460		16,250.00	16,988.00	16,988.00	16,987.63	0.00
Dunbar	Modernize Bathroom Dunbar	1460		16,750.00	16,750.00	16,750.00	16,750.00	
Dunbar	Weatherstrip doors Dunbar	1460		0.00	11,647.00	11,647.00	1,501.50	0.00
Dunbar	Replacement Upgrade DB	1460		10,000.00	0.00		0.00	
Guinotte	Phase III cleanup Guinotte	1450		0.00	0.00		0.00	
HAKC	Operating Cost	1406		200,000.00	79,110.05	79,110.05	27,402.65	
HAKC	Salary C&D & Planning	1406		0.00	58,886.33	58,886.33	58,886.33	
HAKC	Benefits	1406		0.00	8,678.62	8,678.62	6,948.35	
HAKC	Staff Training	1408		50,000.00	0.00		0.00	0.00
HAKC	Receivership Administration	1408		200,000.00	193,635.52	193,635.52	152,364.52	0.00
HAKC	resident Employment Opp	1408		45,000.00	0.00		0.00	0.00
HAKC	Agency Office Space	1408		105,451.00	66,280.41	66,280.41	50,013.50	0.00
HAKC	MIS Software	1408		75,000.00	17,854.37	17,854.37	16,954.37	0.00
HAKC	Office Space Rehab	1408		0.00	505.00	505.00	505.00	
HAKC	Sundry CFP-02	1408		35,000.00	0.00			
HAKC	Non Technical Salary	1410		306,048.00	287,234.00	284,744.39	265,930.08	0.00
HAKC	Architectural	1430		0.00	960.00	0.00	0.00	0.00
HAKC	Legal Fees	1430		0.00	23,000.00	0.00	0.00	0.00
HAKC	Environmental Consulting	1430		0.00	450.00	450.00	0.00	
HAKC	Handicapped Doors-FDLC	1475		0.00	2,989.00	2,989.00	0.00	
HAKC	Office Equipment-HAKC	1475		75,000.00	29,779.00	6,765.36	4,594.36	
HAKC	Maintenance Equipment HAKC	1475		4,000.00	0.00		0.00	
HAKC	Loan Repay-Sect 8	1502		0.00	447,997.00	447,997.00	447,997.00	
HAKC	Bond principle	1501		500,000.00	492,791.00	492,791.00	492,791.83	0.00
HAKC	Interest on Loan	1501		166,343.00	163,647.00	163,647.00	163,647.07	0.00
Pemberton	A & E Fees/Pemberton	1430		2,290.00	4,267.00	0.00	0.00	0.00
Pemberton	Kitchen counter/cabinet PEM	1460		17,260.00	1,167.60	1,167.60	1,167.60	0.00
Pemberton	Install Intercom PEM	1465		45,000.00	0.00		0.00	
Pemberton	Replace Compactor PEM	1465		10,000.00	0.00		0.00	
Pemberton	Plumbing Repair PEM	1465		11,003.00	0.00		0.00	
Pemberton	Replace Cooling Tower PEM	1465		246,500.00	0.00		0.00	
Riverview	504 Doors FDLC	1460		5,000.00	2,000.00	2,000.00	0.00	
Riverview	Seal Wood Decks Riverview	1460		22,000.00	8,585.00		0.00	
Scattered Sites	Comp Modernize SC sites	1460		0.00	211,995.10	202,414.05	175,961.00	
Scattered Sites	Storm Screen Door-Scattered site	1460		30,000.00	15,997.50	15,997.50	740.00	
Scattered Sites	Appliances-Scattered Sites	1465		8,000.00	2,073.00	2,523.00	0.00	
T B Watkins	Landscaping TB Watkins	1450		50,000.00	4,890.00	4,890.00	4,890.00	
T B Watkins	Secure Alarm	1460		0.00	0.00		0.00	
T B Watkins	Replacement Upgrades	1460		23,500.00	20,550.00	20,550.00	20,550.00	
T B Watkins	Seal Wood landing	1460		20,000.00	0.00		0.00	
Wayne Minor	Decorative Fence Wayne Minor	1460		0.00	71,855.00		0.00	
Wayne Minor	Replace Upgrades GM	1460		0.00	550.00	550.00	550.00	
Wayne Minor	Modernize Units Wayne Minor	1460		385,000.00	397,656.00	397,656.21	397,656.21	

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

PHA Name: Housing Authority of Kansas City, Missouri	Grant Type and Number: Capital Fund Program Grant No: 501-02 MO169002501-02 (CFP2002) Replacement Housing Factor Grant No:	Federal FY of grant: 2002
---	---	------------------------------

Development Number Name/HA Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost	9/30/2003 Funds Expended	Work Status
				Original	Revised	Funds Obligated		
Wayne Minor	Comp Modernize	1460		0.00	27,740.00	27,740.00	27,740.00	
West Bluff	Volleyball Courts WB	1450		10,500.00	10,500.00	10,500.00	0.00	
West Bluff	Drainage Repair WB	1450		30,000.00	42,723.51	42,723.51	42,723.51	
West Bluff	Replacement Upgrades WB	1460		34,650.00	14,650.00	14,650.00	0.00	
West Bluff	Winterize West Bluff	1460		20,000.00	23,270.50	23,270.50	23,270.50	
West Bluff	Repair due to termites WB	1460		0.00	1,782.08	1,782.08	0.00	
West Bluff	Playground Equipment WB	1475		10,000.00	10,984.00	10,984.00	0.00	

2,847,445.00	2,847,745.00	2,700,749.35	2,426,537.86
---------------------	---------------------	---------------------	---------------------

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

PHA Name: Housing Authority of Kansas City, Missouri		Grant Type and Number: Capital Fund Program Grant No: 501-02 MO169002501-02 (CFP2002)			Federal FY of grant: 2002		
		Replacement Housing Factor Grant No:					
Development Number Name/HA Wide Activities	All Funds Obligated			All Funds Expended Cost			Reason for F
	Original	Revised	Actual	Original	Revised	Actual	
HAKC WIDE	1,761,842.00	1,873,797.30	1,824,334.05	1,761,842.00	1,873,797.30	1,688,035.06	
Chouteau Courts	0.00	25,947.92	25,307.00	0.00	25,947.92	0.00	
TB Watkins	93,500.00	25,440.00	25,440.00	93,500.00	25,440.00	25,440.00	
Guinotte Manor	0.00	0.00	0.00			0.00	
Wayne Minor	385,000.00	497,801.00	425,946.21	385,000.00	497,801.00	425,946.21	
Riverview	27,000.00	10,585.00	2,000.00	27,000.00	10,585.00	0.00	
West Bluff	105,150.00	103,910.09	103,910.09	105,150.00	103,910.09	65,994.01	
Brush Creek	61,900.00	29,378.49	26,324.85	61,900.00	29,378.49	8,014.85	
Dunbar Gardens	43,000.00	45,385.00	45,385.00	43,000.00	45,385.00	35,239.13	
Pemberton Heights	332,053.00	5,434.60	1,167.60	332,053.00	5,434.60	1,167.60	
Scattered Sites	38,000.00	230,065.60	220,934.55	38,000.00	230,065.60	176,701.00	
TOTAL	2,847,445.00	2,847,745.00	2,700,749.35	2,847,445.00	2,847,745.00	2,426,537.86	

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

PHA Name: Housing Authority of Kansas City, Missouri	Grant Type and Number: Capital Fund Program Grant No: 501-02 MO169002501-02 (CFP2002)	Federal FY of grant: 2002
	Replacement Housing Factor Grant No:	

Development Number Name/HA Wide Activities	General Description of Major Work Categories	Account	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
HAKC	Operating Cost	1406		200,000.00	79,110.05	79,110.05	27,402.65
HAKC	Salary C&D & Planning	1406		0.00	58,886.33	58,886.33	58,886.33
HAKC	Benefits	1406		0.00	8,678.62	8,678.62	6,948.35
HAKC	Staff Training	1408		50,000.00	0.00		0.00
HAKC	Receivership Administration	1408		200,000.00	193,635.52	193,635.52	152,364.52
HAKC	resident Employment Opp	1408		45,000.00	0.00		0.00
HAKC	Agency Office Space	1408		105,451.00	68,470.41	66,280.41	50,013.50
HAKC	MIS Software	1408		75,000.00	17,854.37	17,854.37	16,954.37
HAKC	Office Space Rehab	1408		0.00	505.00	505.00	505.00
HAKC	Sundry CFP-02	1408		35,000.00	0.00		
HAKC	Non Technical Salary	1410		306,048.00	284,744.39	<u>284,744.39</u>	265,930.08
HAKC	Architectural	1430		0.00	960.00	0.00	0.00
HAKC	Legal Fees	1430		0.00	23,000.00	0.00	0.00
HAKC	Environmental Consulting	1430		0.00	450.00	450.00	0.00
Pemberton	A & E Fees/Pemberton	1430		2,290.00	4,267.00	0.00	0.00
Brush Creek	Resurface Driveway BC	1450		0.00	0.00		0.00
Brush Creek	parking Lot gate BC	1450		5,000.00	2,651.49		0.00
Guinotte	Phase III cleanup Guinotte	1450		0.00	0.00		0.00
T B Watkins	Landscaping TB Watkins	1450		50,000.00	4,890.00	4,890.00	4,890.00
West Bluff	Volleyball Courts WB	1450		10,500.00	10,500.00	10,500.00	0.00
West Bluff	Drainage Repair WB	1450		30,000.00	42,723.51	42,723.51	42,723.51
Brush Creek	Replacement Upgrade BC	1460		13,400.00	0.00		0.00
Brush Creek	Retube Boiler- Brush Creek	1460		0.00	18,160.00	18,160.00	0.00
Brush Creek	Replace Coils and Thermos BC	1460		0.00	640.00	237.35	87.35
Chouteau Courts	Replace Window Frames	1460		0.00	25,947.92	25,307.00	0.00
Dunbar	Replacement Upgrade Dunbar	1460		16,250.00	16,988.00	16,988.00	16,987.63
Dunbar	Modernize Bathroom Dunbar	1460		16,750.00	16,750.00	16,750.00	16,750.00
Dunbar	Weatherstrip doors Dunbar	1460		0.00	11,647.00	11,647.00	1,501.50
Dunbar	Replacement Upgrade DB	1460		10,000.00	0.00		0.00
Pemberton	Kitchen counter/cabinet PEM	1460		17,260.00	1,167.60	1,167.60	1,167.60
Riverview	504 Doors FDLC	1460		5,000.00	2,000.00	2,000.00	0.00
Riverview	Seal Wood Decks Riverview	1460		22,000.00	8,585.00		0.00
Scattered Sites	Comp Modernize SC sites	1460		0.00	211,995.10	202,414.05	175,961.00
Scattered Sites	Storm Screen Door-Scattered site	1460		30,000.00	15,997.50	15,997.50	740.00

Signature

Executive Director

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

PHA Name: Housing Authority of Kansas City, Missouri	Grant Type and Number: Capital Fund Program Grant No: 501-02 MO169002501-02 (CFP2002)	Federal FY of grant: 2002
	Replacement Housing Factor Grant No:	

Development Number Name/HA Wide Activities	General Description of Major Work Categories	Account	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
T B Watkins	Secure Alarm	1460		0.00	0.00		0.00
T B Watkins	Replacement Upgrades	1460		23,500.00	20,550.00	20,550.00	20,550.00
T B Watkins	Seal Wood landing	1460		20,000.00	0.00		0.00
Wayne Minor	Decorative Fence Wayne Minor	1460		0.00	71,855.00		0.00
Wayne Minor	Replace Upgrades GM	1460		0.00	550.00	550.00	550.00
Wayne Minor	Modernize Units Wayne Minor	1460		385,000.00	397,656.00	397,656.21	397,656.21
Wayne Minor	Comp Modernize	1460		0.00	27,740.00	27,740.00	27,740.00
West Bluff	Replacement Upgrades WB	1460		34,650.00	14,650.00	14,650.00	0.00
West Bluff	Winterize West Bluff	1460		20,000.00	23,270.50	23,270.50	23,270.50
West Bluff	Repair due to termites WB	1460		0.00	1,782.08	1,782.08	0.00
Brush Creek	Replace Appliance BC	1465		33,500.00	0.00		0.00
Brush Creek	Replace trash Compactor BC	1465		10,000.00	7,927.00	7,927.50	7,927.50
Pemberton	Install Intercom PEM	1465		45,000.00	0.00		0.00
Pemberton	Replace Compactor PEM	1465		10,000.00	0.00		0.00
Pemberton	Plumbing Repair PEM	1465		11,003.00	0.00		0.00
Pemberton	Replace Cooling Tower PEM	1465		246,500.00	0.00		0.00
Scattered Sites	Appliances-Scattered Sites	1465		8,000.00	2,073.00	2,523.00	0.00
HAKC	Handicapped Doors-FDLC	1475		0.00	2,989.00	2,989.00	0.00
HAKC	Office Equipment-HAKC	1475		75,000.00	29,779.00	6,765.36	4,594.36
HAKC	Maintenance Equipment HAKC	1475		4,000.00	0.00		0.00
West Bluff	Playground Equipment WB	1475		10,000.00	10,984.00	10,984.00	0.00
HAKC	Bond principle	1501		500,000.00	492,791.00	492,791.00	492,791.83
HAKC	Interest on Loan	1501		166,343.00	163,647.00	163,647.00	163,647.07
HAKC	Loan Repay-Sect 8	1502		0.00	447,997.00	447,997.00	447,997.00

2,847,445.00	2,847,445.39	2,700,749.35	2,426,537.86
---------------------	---------------------	---------------------	---------------------

Signature

Executive Director

Work Status
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00

Signature
Executive Director

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

PHA Name: Housing Authority of Kansas City, Missouri	Grant Type and Number: Capital Fund Program Grant No: 501-02 MO169002501-02 (CFP2002) Replacement Housing Factor Grant No:	Federal FY of grant: 2002
Original Annual Statement Reserve for Disaster/Emergencies X Revised Annual Statement (revision no; 01)		
Performance and Evaluation Report for Period Ending: Final Performance and Evolution Report.		

Line No.	Summary by Development Account	Total estimated cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0		
2	1406 Operations	200,000	146,675	146,675	93,237
3	1408 Management Improvements	510,451	280,465	278,275	219,837
4	1410 Administration	306,048	284,744	284,744	265,930
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	2,290	28,677	450	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvements	95,500	60,765	58,114	47,614
10	1460 Dwelling structures	613,810	887,932	796,867	682,962
11	1465.1 Dwelling Equipment-Non expendable	364,003	10,000	10,451	7,928
12	1470 Non -dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	89,000	43,752	20,738	4,594
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserves	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	666,343	656,438	656,438	656,439
20	1502 Loan Repayment	0	447,997	447,997	447,997
21	Amount of Annual Grant (sum of lines 2-20)	2,847,445	2,847,445	2,700,749	2,426,538
22	Amount of line 21 Related to LBP Activities				
23	Amount of line Related to Section 504 Compliance				

Signature

Executive Director



Signature

Executive Director

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

PHA Name: Housing Authority of Kansas City, Missouri		Grant Type and Number: Capital Fund Program Grant No: 501-03 MO169002501-03 (CFP2003) Replacement Housing Factor Grant No:			Federal FY of grant: 2003			
Development Number Name/HA Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Work Status
				Original	Revised	Funds Obligated	Funds Expended	
HAKC Wide	Operating Costs	1406		74,290.00	57,000.00			0.00
HAKC Wide	Executive Initiatives	1408		144,673.00	112,000.00			0.00
HAKC Wide	Office Rent	1408		83,981.00	83,981.00			0.00
HAKC Wide	Agency Office Space	1408		25,000.00	15,000.00			0.00
HAKC Wide	MIS software Upgrade	1408		50,000.00	38,000.00			0.00
HAKC Wide	Resident Employment Opportunitie	1408		45,000.00	34,000.00			0.00
HAKC Wide	Sundry	1408		30,000.00	23,000.00			0.00
HAKC Wide	Non Technical Salaries	1410		126,089.00	126,089.00			0.00
HAKC Wide	Maintenance Equipment	1475		5,360.00	5,000.00			0.00
HAKC Wide	Office Equipment	1475		75,000.00	58,000.00			0.00
HAKC Wide	Debt Service Commercial Loan pa	1501		658,000.00	658,000.00			
Chouteau Courts	Replacement Upgrade	1460		7,905.00	50,000.00			0.00
Chouteau Courts	Playground	1450		24,000.00	24,000.00			0.00
Chouteau Courts	Landscaping	1450		3,754.00	4,000.00			0.00
TB Watkins	Connect Fence Pillars	1450		10,000.00	0.00			
TB Watkins	Replacement Upgrade	1460		10,370.00	0.00			
TB Watkins	Handicap Door Open @ Clymer	1470		2,000.00	0.00			
TB Watkins	Seal Wood Landing	1460		19,232.00	0.00			
TB Watkins	Replace Handicap Chair Lift	1470		13,000.00	0.00			
TB Watkins	Cover Opening Entry Roof	1470		5,000.00	0.00			
TB Watkins	Remove Fountain	1485		5,000.00	0.00			
TB Watkins	Playground	1450		33,000.00	0.00			
TB Watkins	Landscaping	1450		5,840.00	0.00			
TB Watkins	Handicap Curb Cut	1450		4,000.00	4,000.00			0.00
TB Watkins	Improve Threshold Crossing	1470		500.00	500.00			0.00
Guinotte Manor	Paint Front Porches	1460		25,000.00	40,000.00			0.00
Guinotte Manor	Landscaping	1450		8,000.00	8,000.00			0.00
Guinotte Manor	Tree Trimming	1450		6,090.00	0.00			
Guinotte Manor	Replacement Upgrade	1460		10,081.00	0.00			
Riverview Gardens	Concrete Pads & Walls	1450		15,000.00	10,000.00			0.00
Riverview Gardens	Paint the Trim	1460		25,000.00	25,000.00			0.00
Riverview Gardens	Concrete Pad	1450		5,000.00	3,187.00			0.00
Riverview Gardens	Tree Trimming	1450		6,452.00	0.00			
Riverview Gardens	Replacement Upgrade	1460		19,108.00	0.00			
Riverview Gardens	Food Pantry in Community Ctr	1470		5,000.00	0.00			
Riverview Gardens	Picnic Tables	1475		1,000.00	0.00			
West Bluff	Replacement Upgrade	1460		8,751.00	0.00			
West Bluff	Clear fence line	1450		5,000.00	0.00			
West Bluff	Replace Electric switches	1460		3,343.00	0.00			
West Bluff	Landscape Architect	1430		0.00	8,000.00			0.00
West Bluff	Drainage Improvement	1465		15,013.00	8,684.00			0.00
Brush Creek	Sliding Gate in Parking Lot	1450		5,000.00	5,000.00			0.00

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

PHA Name: Housing Authority of Kansas City, Missouri		Grant Type and Number: Capital Fund Program Grant No: 501-03 MO169002501-03 (CFP2003)			Federal FY of grant: 2003			
		Replacement Housing Factor Grant No:						
Development Number Name/HA Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Work Status
				Original	Revised	Funds Obligated	Funds Expended	
Dunbar Gardens	Modernize Bathroom	1460		16,750.00	16,750.00			0.00
Dunbar Gardens	Exterior Wall Repair	1460		100,000.00	80,000.00			0.00
Dunbar Gardens	Replacement Upgrade	1460		1,105.00	0.00			
Dunbar Gardens	Tree Trimming	1450		1,807.00	0.00			
Dunbar Gardens	Inside Storm Windows	1460		13,000.00	0.00			
Pemberton Heights	Repair Hall Security Cameras	1465		5,000.00	5,000.00			0.00
Pemberton Heights	HVAC Repairs	1460		60,000.00	60,000.00			0.00
Pemberton Heights	Plumbing Repairs	1465		35,000.00	35,000.00			0.00
Pemberton Heights	Elevator Repairs	1465		35,000.00	0.00			
Pemberton Heights	Trash Compactor	1465		10,000.00	0.00			
Pemberton Heights	Tree Trimming	1450		3,337.00	0.00			
Pemberton Heights	Replacement Upgrade	1460		3,400.00	0.00			
Pemberton Heights	Window Repairs	1460		4,000.00	0.00			
Pemberton Heights	Replace Chiller	1465		246,500.00	246,500.00			0.00
Scattered Sites	Storm Doors & Appliances	1460		30,000.00	23,000.00			0.00
Scattered Sites	Replacement Upgrade	1460		45,730.00	36,000.00			0.00
Scattered Sites	Carpet Replacement	1460		15,000.00	12,000.00			0.00
Scattered Sites	New Construction	1460		117,460.00	100,000.00			0.00
Scattered Sites	Tree Trimming	1450		13,190.00	0.00			
Wayne Minor	Replacement Upgrade	1460		8,806.00	0.00			
Wayne Minor	Tree Trimming	1450		2,058.00	0.00			
Wayne Minor	Decorative Fencing	1450		0.00	116,000.00			
Brush Creek	Replace Chillers	1465		194,754.00	0.00			
Brush Creek	Building Joint repairs	1460		26,800.00	0.00			
Brush Creek	Tree Trimming	1450		3,726.00	0.00			
Brush Creek	Replacement Upgrade	1460		1,190.00	0.00			
Brush Creek	Replace Fire Alarms	1465		50,000.00	0.00			
Brush Creek	Dumpster Holding Area	1450		5,000.00	0.00			
Brush Creek	Assess need for new roof	1430		5,000.00	0.00			
Brush Creek	Bathroom Modernization	1460		90,000.00	0.00			
Brush Creek	Replace Soffit	1460		15,000.00	15,000.00			
Brush Creek	Boiler Repair	1460		5,000.00	5,000.00			
Brush Creek	HVAC Repair	1460		60,000.00	60,000.00			
				2,847,445.00	2,210,691.00			
				2,847,445.00	2,210,691.00	0.00	0.00	

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

PHA Name: Housing Authority of Kansas City, Missouri		Grant Type and Number: Capital Fund Program Grant No: 501-03 MO169002501-03 (CFP2003) Replacement Housing Factor Grant No:			Federal FY of grant: 2003		
Development Number	All Funds Obligated			All Funds Expended			Reason for F
Name/HA Wide Activities	Original	Revised	Actual	Original	Cost Revised	Actual	
HAKC WIDE	1,317,393.00	1,210,070.00					
Chouteau Courts	35,659.00	74,000.00					
TB Watkins	107,942.00	8,500.00					
Guinotte Manor	49,171.00	48,000.00					
Wayne Minor	10,864.00	116,000.00					
Riverview	76,560.00	38,187.00					
West Bluff	32,107.00	16,684.00					
Brush Creek	461,470.00	85,000.00					
Dunbar Gardens	132,662.00	96,750.00					
Pemberton Heights	402,237.00	346,500.00					
Scattered Sites	221,380.00	171,000.00					
TOTAL	2,847,445.00	2,210,691.00	0.00	0.00	0.00	0.00	

Revised Target Dates

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

PHA Name: Housing Authority of Kansas City, Missouri	Grant Type and Number: Capital Fund Program Grant No: 501-03 MO169002501-03 (CFP2003) Replacement Housing Factor Grant No:	Federal FY of grant: 2003
---	---	------------------------------

Development Number Name/HA Wide Activities	General Description of Major Work Categories	F. Account	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
				HAKC Wide	Operating Costs	1406	
HAKC Wide	Executive Initiatives	1408		144,673.00	112,000.00		
HAKC Wide	Office Rent	1408		83,981.00	83,981.00		
HAKC Wide	Agency Office Space	1408		25,000.00	15,000.00		
HAKC Wide	MIS software Upgrade	1408		50,000.00	38,000.00		
HAKC Wide	Resident Employment Opportunities	1408		45,000.00	34,000.00		
HAKC Wide	Sundry	1408		30,000.00	23,000.00		
HAKC Wide	Maintenance Equipment	1475		5,360.00	5,000.00		
HAKC Wide	Office Equipment	1475		75,000.00	58,000.00		
HAKC Wide	Debt Service Commercial Loan paym	1501		658,000.00	658,000.00		
HAKC Wide	Non Technical Salaries	1410		126,089.00	126,089.00		
West Bluff	Replacement Upgrade	1460		8,751.00	0.00		
West Bluff	Clear fence line	1450		5,000.00	0.00		
West Bluff	Replace Electric switches	1460		3,343.00	0.00		
West Bluff	Drainage Improvements	1465		15,013.00	8,684.00		
West Bluff	Landscape Architect	1430		0.00	8,000.00		
Chouteau Courts	Playground	1450		24,000.00	24,000.00		
Chouteau Courts	Landscaping	1450		3,754.00	4,000.00		
Chouteau Courts	Replacement Upgrade	1460		7,905.00	50,000.00		
Guinotte Manor	Paint Front Porches	1460		25,000.00	40,000.00		
Guinotte Manor	Landscaping	1450		8,000.00	8,000.00		
Riverview Gardens	Concrete Pads & walls	1450		15,000.00	10,000.00		
Riverview Gardens	Paint the Trim	1460		25,000.00	25,000.00		
Riverview Gardens	Concrete Pads	1450		5,000.00	3,187.00		
Riverview Gardens	Tree Trimming	1450		6,452.00	0.00		
Riverview Gardens	Replacement Upgrade	1460		19,108.00	0.00		
Riverview Gardens	Food Pantry in Community Center	1470		5,000.00	0.00		
Riverview Gardens	Picnic Tables	1475		1,000.00	0.00		
Scattered Sites	Storm door and appliances	1460		30,000.00	23,000.00		

Signature

Executive Director

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

PHA Name: Housing Authority of Kansas City, Missouri	Grant Type and Number: Capital Fund Program Grant No: 501-03 MO169002501-03 (CFP2003)	Federal FY of grant: 2003
	Replacement Housing Factor Grant No:	

Development Number Name/HA Wide Activities	General Description of Major Work Categories	F. Account	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
				Scattered Sites	Replacement Upgrade	1460	
Scattered Sites	Carpet Replacement	1460		15,000.00	12,000.00		
Scattered Sites	New Construction	1460		117,460.00	100,000.00		
Pemberton Heights	HVAC Repairs	1460		60,000.00	60,000.00		
Pemberton Heights	Repair hall security cameras	1465		5,000.00	5,000.00		
Pemberton Heights	Plumbing repairs	1465		35,000.00	35,000.00		
Pemberton Heights	Replace Chiller	1465		246,500.00	246,500.00		
Pemberton Heights	Elevator Repairs	1465		35,000.00	0.00		
Pemberton Heights	Trash Compactor	1465		10,000.00	0.00		
Pemberton Heights	Tree Trimming	1450		3,337.00	0.00		
Pemberton Heights	Replacement Upgrade	1460		3,400.00	0.00		
Pemberton Heights	Window Repairs	1460		4,000.00	0.00		
TB Watkins	Improve Threshold crossing	1470		500.00	500.00		
TB Watkins	Handicap Curb Cut	1450		4,000.00	4,000.00		
TB Watkins	Landscaping	1450		5,840.00	0.00		
TB Watkins	Playground	1450		33,000.00	0.00		
TB Watkins	Connect Fence Pillars	1450		10,000.00	0.00		
TB Watkins	Replacement Upgrade	1460		10,370.00	0.00		
TB Watkins	Handicap Door Open @ Clymer	1470		2,000.00	0.00		
TB Watkins	Seal Wood Landing	1460		19,232.00	0.00		
TB Watkins	Replace Handicap Chair Lift	1470		13,000.00	0.00		
TB Watkins	Cover Opening Entry Roof	1470		5,000.00	0.00		
TB Watkins	Remove Fountain	1485		5,000.00	0.00		
Guinotte Manor	Tree Trimming	1450		6,090.00	0.00		
Guinotte Manor	Replacement Upgrade	1460		10,081.00	0.00		
Wayne Minor	Decorative Fencing	1450		0.00	116,000.00		
Wayne Minor	Replacement Upgrade	1460		8,806.00	0.00		
Wayne Minor	Tree Trimming	1450		2,058.00	0.00		
Brush Creek	Sliding Gate for Parking Lot	1450		5,000.00	5,000.00		

Signature

Executive Director

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

PHA Name: Housing Authority of Kansas City, Missouri	Grant Type and Number: Capital Fund Program Grant No: 501-03 MO169002501-03 (CFP2003) Replacement Housing Factor Grant No:	Federal FY of grant: 2003
---	---	------------------------------

Development Number Name/HA Wide Activities	General Description of Major Work Categories	F. Account	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
				Brush Creek	Replace Soffit	1460	
Brush Creek	Boiler Repair	1460		5,000.00	5,000.00		
Brush Creek	HVAC Repairs	1460		60,000.00	60,000.00		
Brush Creek	Building joint repairs	1460		26,800.00	0.00		
Brush Creek	Replace Chiller	1465		194,754.00	0.00		
Brush Creek	Tree Trimming	1450		3,726.00	0.00		
Brush Creek	Replacement Upgrade	1460		1,190.00	0.00		
Brush Creek	Replace Fire alarms	1465		50,000.00	0.00		
Brush Creek	Dumpster holding area	1450		5,000.00	0.00		
Brush Creek	Assess need for new roof	1430		5,000.00	0.00		
Brush Creek	Bathroom Modernization	1460		90,000.00	0.00		
Dunbar Gardens	Modernize bathroom	1460		16,750.00	16,750.00		
Dunbar Gardens	Exterior Walls Repair	1460		100,000.00	80,000.00		
Dunbar Gardens	Replacement Upgrade	1460		1,105.00	0.00		
Dunbar Gardens	Tree Trimming	1450		1,807.00	0.00		
Dunbar Gardens	Inside Storm Windows	1460		13,000.00	0.00		
Scattered Sites	Tree Trimming	1450		13,190.00	0.00		
				2,847,445.00	2,210,691.00		

Signature

Executive Director

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

PHA Name: Housing Authority of Kansas City, Missouri	Grant Type and Number: Capital Fund Program Grant No: 501-03 MO169002501-03 (CFP2003) Replacement Housing Factor Grant No:	Federal FY of grant: 2003
Original Annual Statement Reserve for Disaster/Emergencies X Revised Annual Statement (revision no; 01)		
Performance and Evaluation Report for Period Ending: Final Performance and Evolution Report.		

Line No.	Summary by Development Account	Total estimated cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	999,364	999,364		
2	1406 Operations	74,290	57,000		
3	1408 Management Improvements	378,654	305,981		
4	1410 Administration	126,089	126,089		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000	8,000		
8	1440 Site Acquisition				
9	1450 Site Improvements	160,254	174,187		
10	1460 Dwelling structures	777,031	522,750		
11	1465.1 Dwelling Equipment-Non expendable	556,267	295,184		
12	1470 Non -dwelling Structures	25,500	500		
13	1475 Non-dwelling Equipment	81,360	63,000		
14	1485 Demolition	5,000			
15	1490 Replacement Reserves				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	658,000	658,000		
20	1502 Contingencies				
21	Amount of Annual Grant (sum of lines 2-20)	2,847,445	2,210,691	0	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line Related to Section 504 Compliance				

Signature

Executive Director

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary								
PHA Name: Housing Authority of Kansas City, Missouri		Grant Type and Number: Capital Fund Program Grant No: 501-04 MO169002501-04 (CFP2004)			Federal FY of grant: 2004			
		Replacement Housing Factor Grant No:						
Development Number Name/HA Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Work Status
				Original	Revised	Funds Obligated	Funds Expended	
HAKC-00	Operating Costs	1460		230,000.00				
HAKC-00	Executive Initiatives	1408		150,000.00				
HAKC-00	Acquire Office space	1408		120,000.00				
HAKC-00	Staff Training	1408		25,000.00				
HAKC-00	MIS Upgrade	1408		75,000.00				
HAKC-00	Resident Employment Opportunities	1408		45,000.00				
HAKC-00	Sundry	1408		35,000.00				
HAKC-00	Non-technical Salaries& Benefits	1410		287,519.00				
HAKC-00	Maintenance Equipment	1475		4,000.00				
HAKC-00	Office Equipment	1475		64,000.00				
HAKC-00	Debt Services	1460		658,000.00				
Chouteau Court-01	Replacement Upgrade	1460		5,000.00				
Chouteau Court-01	Landscaping/Tree Trimming	1450		3,754.00				
Chouteau Court-01	Cold water isolation valves	1465		6,000.00				
Chouteau Court-01	Security Cameras in/outside	1475		8,875.00				
Chouteau Court-01	Clean roots from sewer lines	1460		22,000.00				
Chouteau Court-01	Front Door lock for administration	1475		2,500.00				
T B Watkins-02	Replace upgrade & alarm locks	1460		8,350.00				
T B Watkins-02	Landscaping/Tree Trimming	1450		5,840.00				
T B Watkins-02	Change Furnace vents to high Eff.	1465		10,000.00				
T B Watkins-02	Common area lighting	1450		7,500.00				
T B Watkins-02	Security Cameras @ Clymer	1475		7,650.00				
Guinotte Manor-03	Landscaping/Tree Trimming	1450		6,090.00				
Guinotte Manor-03	Replacement Upgrade	1460		5,390.00				
Guinotte Manor-03	Stain seal wood decks	1460		9,000.00				
Guinotte Manor-03	Porch light engineer study	1430		1,500.00				
Guinotte Manor-03	Community center signs	1470		3,500.00				
Guinotte Manor-03	Shower stalls for 504 units	1460		20,000.00				
Guinotte Manor-03	Concrete approach road for dumpster	1450		7,500.00				
Wayne Minor-04	Replacement Upgrade	1460		7,645.00				
Wayne Minor-04	Landscaping/Tree Trimming	1450		2,058.00				
Wayne Minor-04	2 of 4 playground clusters	1450	NON-CFP	25,000.00				
Wayne Minor-04	security door for comm. center	1470		7,500.00				
Wayne Minor-04	Locks for access doors	1460		1,875.00				
Riverview-05	Landscaping/Tree Trimming	1450		6,452.00				
Riverview-05	Replacement Upgrade	1460		7,495.00				
Riverview-05	Playground Mulch	1450		15,000.00				
Riverview-05	New office Furniture	1475		2,000.00				
Riverview-05	Erosion Control SE of Comm. Center	1450		3,200.00				
Riverview-05	Additional Dumpster & pad	1450		2,000.00				
Riverview-05	Replace broken playground Equipment	1450		8,000.00				
Riverview-05	Drain from step to street	1450		2,000.00				
Riverview-05	Repair walk@476a Highland	1450		1,000.00				
West Bluff-08	Replacement Upgrade	1460		7,703.00				
West Bluff-08	Landscaping/Tree Trimming	1450		2,753.00				
West Bluff-08	Replace Appliances	1465		15,000.00				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary								
PHA Name: Housing Authority of Kansas City, Missouri		Grant Type and Number: Capital Fund Program Grant No: 501-04 MO169002501-04 (CFP2004)			Federal FY of grant: 2004			
		Replacement Housing Factor Grant No:						
Development Number Name/HA Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Work Status
				Original	Revised	Funds Obligated	Funds Expended	
West Bluff-08	Replace Hot water tanks	1465		5,000.00				
West Bluff-08	Replace Kitchen cabinets	1460		50,000.00				
West Bluff-08	Replace bathroom vanities	1460		10,000.00				
West Bluff-08	Additional rear security lights	1460		10,000.00				
West Bluff-08	Clean roots from sewer lines	1460		10,500.00				
West Bluff-08	Install hinged closet doors	1460		22,800.00				
West Bluff-08	Window weather striping	1460		35,500.00				
West Bluff-08	Additional Clothes lines	1450		8,500.00				
West Bluff-08	Landscaping	1450	NON-CFP	50,000.00				
West Bluff-08	Community room furniture	1475		3,000.00				
Brush Creek-13	Modernize Laundry rooms	1460	NON-CFP	5,878.00				
Brush Creek-13	Insulate plumbing	1460		20,000.00				
Brush Creek-13	Building joint repairs	1460		13,400.00				
Brush Creek-13	Replace storm doors	1460		10,600.00				
Brush Creek-13	Landscaping/Tree Trimming	1450		3,726.00				
Brush Creek-13	Replacement Upgrade	1460		6,368.00				
Brush Creek-13	New key system for entry doors	1460		33,500.00				
Brush Creek-13	Paint hall/rails in common area	1460		25,500.00				
Brush Creek-13	Security camera l/outside	1475		7,500.00				
Brush Creek-13	Coordinate parking entry/elevator keys	1475		2,150.00				
Brush Creek-13	Assess water tank replacement	1430		5,000.00				
Brush Creek-13	New roof	1460	NON-CFP	30,000.00				
Dunbar Gardens-14	Replacement Upgrade	1460		7,518.00				
Dunbar Gardens-14	Modernize bathroom	1460		16,750.00				
Dunbar Gardens-14	Landscaping/Tree Trimming	1450		1,807.00				
Dunbar Gardens-14	Assess apartment wiring	1430		1,000.00				
Dunbar Gardens-14	Clean roots from sewer lines	1460		50,000.00				
Dunbar Gardens-14	Replace 1/2 old circuit panels	1460		42,500.00				
Dunbar Gardens-14	Install hose bib key system	1460		10,000.00				
Dunbar Gardens-14	Bathroom modernization	1460		41,000.00				
Dunbar Gardens-14	Repair Concrete sloughing	1460		20,000.00				
Pemberton Heights-25	Resurface walls in trash room	1460		8,000.00				
Pemberton Heights-25	Plumbing assessment	1430		1,000.00				
Pemberton Heights-25	Replace kitchen cabnets/Couners	1460		20,000.00				
Pemberton Heights-25	Landscaping/Tree Trimming	1450		3,337.00				
Pemberton Heights-25	Replacement Upgrade	1460		4,626.00				
Pemberton Heights-25	Retile floor bathrooms	1460		6,600.00				
Pemberton Heights-25	Replace six garage doors	1460		12,000.00				
Pemberton Heights-25	Develop picnic area on lawn	1450		3,200.00				
Pemberton Heights-25	Exhaust fan in trash room	1460		2,600.00				
Pemberton Heights-25	Fix leaky roof vents	1460		1,200.00				
Pemberton Heights-25	Additional outside benches	1450		3,200.00				
Pemberton Heights-25	Seal window in atrium	1460		4,500.00				
Pemberton Heights-25	Retile Kitchen floors	1460		3,600.00				
Pemberton Heights-25	Gat for fence to garden	1450		500.00				
Pemberton Heights-25	Gate for parking lot	1450		2,400.00				

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

PHA Name: Housing Authority of Kansas City, Missouri		Grant Type and Number: Capital Fund Program Grant No: 501-04 MO169002501-04 (CFP2004)			Federal FY of grant: 2004			
		Replacement Housing Factor Grant No:						
Development Number Name/HA Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Work Status
				Original	Revised	Funds Obligated	Funds Expended	
Pemberton Heights-25	Emergency response intercom	1465		38,805.00				
Scattered Sites-38	Storm/Screen door & appliances	1460		30,000.00				
Scattered Sites-38	Landscaping/Tree Trimming	1450		13,172.00				
Scattered Sites-38	Replacement Upgrade	1460		25,677.00				
Scattered Sites-38	Fill Trenches @ Heritage units	1450		7,500.00				
Scattered Sites-38	Power wash & seal decks (N dist)	1460		30,000.00				
Scattered Sites-38	Paint in/outside 20 units	1460		28,000.00				
Scattered Sites-38	Driveway replacement- 5 units	1460		20,000.00				
Scattered Sites-38	Tree removal (13 units)	1450		21,300.00				
Scattered Sites-38	Fences (5 units)	1450		12,300.00				
Scattered Sites-38	Roof replacement (4 units)	1460		10,400.00				
Scattered Sites-38	Landscape Bales & Cherry	1450		30,000.00				
Scattered Sites-38	New play grounds	1450	NON-CFP	30,000.00				
Scattered Sites-38	DO HQS scope of work as needed	1430		32,000.00				
Scattered Sites-38	Re-modernize 8 units/year	1460		100,000.00				
				3,016,063.00				
				3,016,063.00	0.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of Kansas City, Missouri		Grant Type and Number: Capital Fund Program Grant No: 501-04 MO169002501-04 (CFP2004)			Federal FY of grant: 2004		Reason for F
		Replacement Housing Factor Grant No:					
Development Number Name/HA Wide Activities	All Funds Obligated			All Funds Expended Cost			
	Original	Revised	Actual	Original	Revised	Actual	
NON-CFP Funds	140,878.00	0.00	0.00	140,878.00	0.00	0.00	
HAKC WIDE	1,693,519.00	0.00	0.00	1,693,519.00	0.00	0.00	
Chouteau Courts	48,129.00	0.00	0.00	48,129.00	0.00	0.00	
TB Watkins	39,340.00	0.00	0.00	39,340.00	0.00	0.00	
Guinotte Manor	52,980.00	0.00	0.00	52,980.00	0.00	0.00	
Wayne Minor	19,078.00	0.00	0.00	19,078.00	0.00	0.00	
Riverview	47,147.00	0.00	0.00	47,147.00	0.00	0.00	
West Bluff	180,756.00	0.00	0.00	180,756.00	0.00	0.00	
Brush Creek	127,744.00	0.00	0.00	127,744.00	0.00	0.00	
Dunbar Gardens	190,575.00	0.00	0.00	190,575.00	0.00	0.00	
Pemberton Heights	115,568.00	0.00	0.00	115,568.00	0.00	0.00	
Scattered Sites	360,349.00	0.00	0.00	360,349.00	0.00	0.00	
TOTAL	2,875,185.00	0.00	0.00	2,875,185.00	0.00	0.00	

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

PHA Name: Housing Authority of Kansas City, Missouri	Grant Type and Number: Capital Fund Program Grant No: 501-04 MO169002501-04 (CFP2004)	Federal FY of grant: 2004
	Replacement Housing Factor Grant No:	

Development Number Name/HA Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
HAKC-00	Executive Initiatives	1408		150,000.00			
HAKC-00	Acquire Office space	1408		120,000.00			
HAKC-00	Staff Training	1408		25,000.00			
HAKC-00	MIS Upgrade	1408		75,000.00			
HAKC-00	Resident Employment Opportunities	1408		45,000.00			
HAKC-00	Sundry	1408		35,000.00			
HAKC-00	Non-technical Salaries& Benefits	1410		287,519.00			
Guinotte Manor-03	Porch light engineer study	1430		1,500.00			
Brush Creek-13	Assess water tank replacement	1430		5,000.00			
Dunbar Gardens-14	Assess apartment wiring	1430		1,000.00			
Pemberton Heights-25	Plumbing assessment	1430		1,000.00			
Scattered Sites-38	DO HQS scope of work as needed	1430		32,000.00			
Chouteau Court-01	Landscaping/Tree Trimming	1450		3,754.00			
T B Watkins-02	Landscaping/Tree Trimming	1450		5,840.00			
T B Watkins-02	Common area lighting	1450		7,500.00			
Guinotte Manor-03	Landscaping/Tree Trimming	1450		6,090.00			
Guinotte Manor-03	Concrete approach road for dumpster	1450		7,500.00			
Wayne Minor-04	Landscaping/Tree Trimming	1450		2,058.00			
Wayne Minor-04	2 of 4 playground clusters	1450	NON-CFP	25,000.00			
Riverview-05	Landscaping/Tree Trimming	1450		6,452.00			
Riverview-05	Playground Mulch	1450		15,000.00			
Riverview-05	Erosion Control SE of Comm. Center	1450		3,200.00			
Riverview-05	Additional Dumpster & pad	1450		2,000.00			
Riverview-05	Replace broken playground Equipment	1450		8,000.00			
Riverview-05	Drain from step to street	1450		2,000.00			
Riverview-05	Repair walk@476a Highland	1450		1,000.00			
West Bluff-08	Landscaping/Tree Trimming	1450		2,753.00			
West Bluff-08	Additional Clothes lines	1450		8,500.00			
West Bluff-08	Landscaping	1450	NON-CFP	50,000.00			
Brush Creek-13	Landscaping/Tree Trimming	1450		3,726.00			
Dunbar Gardens-14	Landscaping/Tree Trimming	1450		1,807.00			
Pemberton Heights-25	Landscaping/Tree Trimming	1450		3,337.00			
Pemberton Heights-25	Develop picnic area on lawn	1450		3,200.00			
Pemberton Heights-25	Additional outside benches	1450		3,200.00			

Signature

Executive Director

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

PHA Name: Housing Authority of Kansas City, Missouri	Grant Type and Number: Capital Fund Program Grant No: 501-04 MO169002501-04 (CFP2004)	Federal FY of grant: 2004
	Replacement Housing Factor Grant No:	

Development Number Name/HA Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
Pemberton Heights-25	Gate for fence to garden	1450		500.00			
Pemberton Heights-25	Gate for parking lot	1450		2,400.00			
Scattered Sites-38	Landscaping/Tree Trimming	1450		13,172.00			
Scattered Sites-38	Fill Trenches @ Heritage units	1450		7,500.00			
Scattered Sites-38	Tree removal (13 units)	1450		21,300.00			
Scattered Sites-38	Fences (5 units)	1450		12,300.00			
Scattered Sites-38	Landscape Bales & Cherry	1450		30,000.00			
Scattered Sites-38	New play grounds	1450	NON-CFP	30,000.00			
HAKC-00	Operating Costs	1460		230,000.00			
HAKC-00	Debt Services	1501		658,000.00			
Chouteau Court-01	Replacement Upgrade	1460		5,000.00			
Chouteau Court-01	Clean roots from sewer lines	1460		22,000.00			
T B Watkins-02	Replace upgrade & alarm locks	1460		8,350.00			
Guinotte Manor-03	Replacement Upgrade	1460		5,390.00			
Guinotte Manor-03	Stain seal wood decks	1460		9,000.00			
Guinotte Manor-03	Shower stalls for 504 units	1460		20,000.00			
Wayne Minor-04	Replacement Upgrade	1460		7,645.00			
Wayne Minor-04	Locks for access doors	1460		1,875.00			
Riverview-05	Replacement Upgrade	1460		7,495.00			
West Bluff-08	Replacement Upgrade	1460		7,703.00			
West Bluff-08	Replace Kitchen cabinets	1460		50,000.00			
West Bluff-08	Replace bathroom vanities	1460		10,000.00			
West Bluff-08	Additional rear security lights	1460		10,000.00			
West Bluff-08	Clean roots from sewer lines	1460		10,500.00			
West Bluff-08	Install hinged closet doors	1460		22,800.00			
West Bluff-08	Window weather striping	1460		35,500.00			
Brush Creek-13	Modernize Laundry rooms	1460	NON-CFP	5,878.00			
Brush Creek-13	Insulate plumbing	1460		20,000.00			
Brush Creek-13	Building joint repairs	1460		13,400.00			
Brush Creek-13	Replace storm doors	1460		10,600.00			
Brush Creek-13	Replacement Upgrade	1460		6,368.00			
Brush Creek-13	New key system for entry doors	1460		33,500.00			
Brush Creek-13	Paint hall/rails in common area	1460		25,500.00			
Brush Creek-13	New roof	1460	NON-CFP	30,000.00			

Signature

Executive Director

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of Kansas City, Missouri	Grant Type and Number: Capital Fund Program Grant No: 501-04 MO169002501-04 (CFP2004)	Federal FY of grant: 2004
	Replacement Housing Factor Grant No:	

Development Number Name/HA Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
Dunbar Gardens-14	Replacement Upgrade	1460		7,518.00			
Dunbar Gardens-14	Modernize bathroom	1460		16,750.00			
Dunbar Gardens-14	Clean roots from sewer lines	1460		50,000.00			
Dunbar Gardens-14	Replace 1/2 old circuit panels	1460		42,500.00			
Dunbar Gardens-14	Install hose bib key system	1460		10,000.00			
Dunbar Gardens-14	Bathroom modernization	1460		41,000.00			
Dunbar Gardens-14	Repair Concrete sloughing	1460		20,000.00	0.00		
Pemberton Heights-25	Resurface walls in trash room	1460		8,000.00			
Pemberton Heights-25	Replace kitchen cabinets/Counters	1460		20,000.00			
Pemberton Heights-25	Replacement Upgrade	1460		4,626.00			
Pemberton Heights-25	Retile 1st floor bathrooms	1460		6,600.00			
Pemberton Heights-25	Replace six garage doors	1460		12,000.00			
Pemberton Heights-25	Exhaust fan in trash room	1460		2,600.00			
Pemberton Heights-25	Fix leaky roof vent	1460		1,200.00			
Pemberton Heights-25	Seal window in atrium	1460		4,500.00			
Pemberton Heights-25	Retile kitchen floor	1460		3,600.00			
Scattered Sites-38	Storm/screen doors & appliances	1460		30,000.00			
Scattered Sites-38	Replacement Upgrade	1460		25,677.00			
Scattered Sites-38	Power wash & seal decks (N dist)	1460		30,000.00			
Scattered Sites-38	Paint in/outside 20 units	1460		28,000.00			
Scattered Sites-38	Driveway replacement -5 units	1460		20,000.00			
Scattered Sites-38	Roof replacement -4 units	1460		10,400.00			
Scattered Sites-38	Remodiernize 8 units/year	1460		100,000.00			
Chouteau Court-01	Cold water isolation valves	1465		6,000.00			
T B Watkins-02	Change Furnace vents to high Eff.	1465		10,000.00			
West Bluff-08	Replace Appliances	1465		15,000.00			
West Bluff-08	Replace Hot water tanks	1465		5,000.00			
Pemberton Heights-25	Emergency response intercom	1465		38,805.00			
Guinotte Manor-03	Community center signs	1470		3,500.00			
Wayne Minor-04	security door for comm. center	1470		7,500.00			
HAKC-00	Maintenance Equipment	1475		4,000.00			
HAKC-00	Office Equipment	1475		64,000.00			
Chouteau Court-01	Security Cameras in/outside	1475		8,875.00			
Chouteau Court-01	Front Door lock for administration	1475		2,500.00			

Signature

Executive Director

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

PHA Name: Housing Authority of Kansas City, Missouri		Grant Type and Number: Capital Fund Program Grant No: 501-04 MO169002501-04 (CFP2004)			Federal FY of grant: 2004		
		Replacement Housing Factor Grant No:					
Development Number Name/HA Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
T B Watkins-02	Security Cameras @ Clymer	1475		7,650.00			
Riverview-05	New office Furniture	1475		2,000.00			
West Bluff-08	Community room furniture	1475		3,000.00			
Brush Creek-13	Security camera l/outside	1475		7,500.00			
Brush Creek-13	Coordinate parking entry/elevator keys	1475		2,150.00			
				3,016,063.00	0.00	0.00	0.00

Signature

Executive Director

Work Status

Signature
Executive Director

Work Status

Signature
Executive Director

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

PHA Name: Housing Authority of Kansas City, Missouri	Grant Type and Number: Capital Fund Program Grant No: 501-04 MO169002501-04 (CFP2004) Replacement Housing Factor Grant No:	Federal FY of grant: 2003
Original Annual Statement Reserve for Disaster/Emergencies X Revised Annual Statement (revision no; 01)		
Performance and Evaluation Report for Period Ending: Final Performance and Evolution Report.		

Line No.	Summary by Development Account	Total estimated cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	140,878	0	0	0
2	1406 Operations				
3	1408 Management Improvements	450,000	0	0	0
4	1410 Administration	287,519	0	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	40,500	0	0	0
8	1440 Site Acquisition				
9	1450 Site Improvements	184,089	0	0	0
10	1460 Dwelling structures	1,067,597	0	0	0
11	1465.1 Dwelling Equipment-Non expendable	74,805	0	0	0
12	1470 Non -dwelling Structures	11,000	0	0	0
13	1475 Non-dwelling Equipment	101,675	0	0	0
14	1485 Demolition				
15	1490 Replacement Reserves				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	658,000	0	0	0
20	1502 Contingencies				
21	Amount of Annual Grant (sum of lines 2-20)	2,875,185	0	0	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line Related to Section 504 Compliance				

Signature

Executive Director

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

PHA Name: Housing Authority of Kansas City, Missouri		Grant Type and Number: Capital Fund Program Grant No: 501-02R MO169002501-02R (CFP2002) Replacement Housing Factor Grant No:			Federal FY of grant: 2002		
Development Number	All Funds Obligated			All Funds Expended			Reason for F
Name/HA Wide Activities	Original	Revised	Actual	Original	Cost Revised	Actual	
HAKC WIDE	27,740.00	27,740.00					
Chouteau Courts							
TB Watkins							
Guinotte Manor							
Wayne Minor							
Riverview							
West Bluff							
Brush Creek							
Dunbar Gardens							
Pemberton Heights							
Scattered Sites							
TOTAL	27,740.00	27,740.00	0.00	0.00	0.00	0.00	

Revised Target Dates

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

PHA Name: Housing Authority of Kansas City, Missouri	Grant Type and Number: Capital Fund Program Grant No: 501-02R MO169002501-02R (CFP2002) Replacement Housing Factor Grant No:	Federal FY of grant: 2002
Original Annual Statement Reserve for Disaster/Emergencies X Revised Annual Statement (revision no; 01)		
Performance and Evaluation Report for Period Ending: Final Performance and Evolution Report.		

Line No.	Summary by Development Account	Total estimated cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling structures	27,740	27,740		
11	1465.1 Dwelling Equipment-Non expendable				
12	1470 Non -dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserves				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingencies				
21	Amount of Annual Grant (sum of lines 2-20)	27,740	27,740	0	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line Related to Section 504 Compliance				

Signature

Executive Director

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

PHA Name: Housing Authority of Kansas City, Missouri		Grant Type and Number: Capital Fund Program Grant No: 501-03 MO169002501-03R (CFP2003) Replacement Housing Factor Grant No:			Federal FY of grant: 2003		
Development Number	All Funds Obligated			All Funds Expended			Reason for F
Name/HA Wide Activities	Original	Revised	Actual	Original	Cost Revised	Actual	
HAKC WIDE	21,537.00	21,537.00					
Chouteau Courts							
TB Watkins							
Guinotte Manor							
Wayne Minor							
Riverview							
West Bluff							
Brush Creek							
Dunbar Gardens							
Pemberton Heights							
Scattered Sites							
TOTAL	21,537.00	21,537.00	0.00	0.00	0.00	0.00	

Revised Target Dates

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

PHA Name: Housing Authority of Kansas City, Missouri	Grant Type and Number: Capital Fund Program Grant No: 501-03 MO169002501-03R (CFP2003) Replacement Housing Factor Grant No:	Federal FY of grant: 2003
Original Annual Statement Reserve for Disaster/Emergencies X Revised Annual Statement (revision no; 01)		
Performance and Evaluation Report for Period Ending: Final Performance and Evolution Report.		

Line No.	Summary by Development Account	Total estimated cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling structures	21,537	21,537		
11	1465.1 Dwelling Equipment-Non expendable				
12	1470 Non -dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserves				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingencies				
21	Amount of Annual Grant (sum of lines 2-20)	21,537	21,537	0	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line Related to Section 504 Compliance				

Signature

Executive Director