

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

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# Housing Authority of Kansas City, Missouri PHA Plans

5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2005

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

## PHA Plan Agency Identification

**PHA Name:** Housing Authority of Kansas City, MO

**PHA Number:** MO 002

**PHA Fiscal Year Beginning: (01/2005)**

### Public Access to Information

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

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

### Display Locations For PHA Plans and Supporting Documents

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

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

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

- Main business office of the PHA
- PHA development management offices
- Other (list below)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 - 2009**  
 [24 CFR Part 903.5]

**A. Mission**

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)
- The Mission of the Housing Authority of Kansas City, Missouri is to develop, rehabilitate and manage decent, safe and sanitary quality affordable housing in a manner that promotes equal opportunity, fair housing and the deconcentration of race and poverty. In accomplishing this goal, HAKC is committed to maintaining its developments as affordable housing assets that can meet the needs of low-income households in the long term and serve as viable community resources promoting economic independence and self-sufficiency for its residents.
  - The Housing Authority of Kansas City is also committed to promoting resident economic self-sufficiency and improving community quality of life and economic viability.

**B. Goals**

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

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

- PHA Goal: Expand the supply of assisted housing
- Objectives:
- Apply for additional rental vouchers:
  - Reduce public housing vacancies:

- Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)
    - Use Not-For-Profit to increase affordable housing
  
- PHA Goal: Improve the quality of assisted housing
 

Objectives:

  - Improve public housing management: (PHAS score)
  - Improve voucher management: (SEMAP score)
  - Increase customer satisfaction:
  - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
  - Renovate or modernize public housing units:
  - Demolish or dispose of obsolete public housing:
  - Provide replacement public housing:
  - Provide replacement vouchers:
  - Other: (list below)
  
- PHA Goal: Increase assisted housing choices
 

Objectives:

  - Provide voucher mobility counseling:
  - Conduct outreach efforts to potential voucher landlords
  - Increase voucher payment standards
  - Implement voucher homeownership program:
  - Implement public housing or other homeownership programs:
  - Implement public housing site-based waiting lists:
  - Convert public housing to vouchers:
  - Other: (list below)

**HUD Strategic Goal: Improve community quality of life and economic vitality**

- PHA Goal: Provide an improved living environment
 

Objectives:

  - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
  - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - Implement public housing security improvements:
  - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
  - Other: (list below)

- Use Not-For-Profit

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)
  - Use Not-For-Profit

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

**Other PHA Goals and Objectives: (list below)**

- Listed under Executive Summary

**Annual PHA Plan  
PHA Fiscal Year 2005**  
[24 CFR Part 903.12]

**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)**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan (optional)**

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

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

***EXECUTIVE SUMMARY***

*The Housing Authority of Kansas City, Missouri is pleased to submit the following Five Year Plan in compliance with the Quality Housing & Work Responsibility Act of 1998 (QHWRA). Federal regulations found at 24 CFR 903.6 requires that a PHA five-year Plan include,*

- (a) A statement on the progress the PHA has made in meeting the goals and objectives described in the PHA's previous 5-Year Plan; and
- (b) A statement of the PHA's mission, goals and objectives for the next five years.

The following document is divided into three major sections. The ***first section*** provides background on the Authority's activities while under the Receivership, during which HAKC has moved from HUD's list of troubled housing authorities to recently being named a high performing housing authority. The ***second section*** provides a statement of HAKC's mission and a summary of the Authority's accomplishments over the past five years. The ***third section*** provides the major goals and objectives for the next five-years.

In the next five years, the Housing Authority of Kansas City, MO seeks to accomplish the following five primary objectives:

- Sustain the operational and physical accomplishments of the Receivership
- Successfully complete the Capital Improvement Plan development efforts currently underway.
- Accomplish the necessary marketing and operational improvements to increase the utilization of all Section 8 programs.
- Increase the availability of affordable or work force housing in Kansas City.
- Sustain the resident services opportunities through the use of a Not-for-Profit entity.

It is the purpose of the following Plan to demonstrate how HAKC will fulfill the primary objectives listed above the over the period from January 1, 2005 – December 31, 2009.

## PART I: BACKGROUND

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 (HAKC) effective September 6, 1994. As Receiver, TAG was charged to, “do all acts necessary to transform the HAKC into a functional housing authority, one that provides decent, safe and sanitary dwellings for families of lower income in substantial compliance with all applicable laws and regulations,” including the findings and requirements covered in three consent decrees in effect through the U.S. District Court.

One of the first initiatives of the Receivership was to develop a plan for improving management in areas identified by the Public Housing Management Assessment Program (PHMAP) that would result in improved scoring and the removal of the HAKC from HUD’s national list of troubled public housing agencies. In its first year as Receiver, TAG assessed the needs of the Authority and began to address critical problems in all aspects of the Authority’s operations. By the end of 1995, HAKC achieved a modest standard performer score of 60.82 percent on the Public Housing Management Assessment Program. In the following three years, TAG has continued to identify and implement goals with the objective of further stabilizing the Authority’s operation and establishing a solid foundation for sustainable long-term improvement. By the end of 1998, HAKC achieved a High Performer score of 90.25 percent on the Public Housing Management Assessment Program. In 1999 the PHMAP was replaced by the Public Housing Assessment System (PHAS). HAKC received a PHAS score of 91.00 for fiscal year 2003 and was again designated a High Performer. Some of the major improvements realized during the Receivership have included:

- **Rehabilitation and New Construction** – The HAKC successfully completed the revitalization of the Guinotte Manor and Theron B. Watkins developments and the replacement of the Heritage House development using the HOPE VI program. In addition, the total rehabilitation of Riverview Gardens, funded through a Major Rehabilitation of Obsolete Projects (MROP) grant, was recently completed. The Wayne Miner development received significant modernization. The Chouteau Courts development underwent extensive rehabilitation. The work at Chouteau Courts financed using a tax exempt bond secured by future capital funds.
- **Scattered Site New Construction – The Habitat Company** – A significant accomplishment for the HAKC was the completion of 92 replacement housing units using a design/build contract. These units are scattered throughout the Kansas City corporate city limits.
- **Mixed-Finance Redevelopment at Pennway/Villa del Sol** – The HAKC entered into an innovative partnership with McCormack Baron Associates and the Westside Housing Organization (WHO – a local CDC) to redevelop the

Pennway site as mixed-income housing, including market rate, tax credit and public housing units. This development is alternately owned and provides for sixty-five (65) units under public housing Annual Contributions Contract (ACC).

- **Mixed-Finance Redevelopment at Cardinal Ridge** – The HAKC entered into a second mixed finance partnership, this time with Michaels Development Company, to develop replacement units for the Heritage House development. It provides mixed-income housing, including market rate, tax credit and public housing units. This development is alternately owned and provides for fifty-nine (59) elderly units and ten (10) family units under public housing Annual Contributions Contract (ACC).
- **Resident Initiatives** – HAKC now provides a wide range of resident services and welfare-to-work assistance both on-site at public housing developments and in the renovated Family Development and Learning Center (FDLC) at 299 Paseo. The Authority adopted a comprehensive resident services plan and continually seeks out new resources to provide social and supportive services to HAKC residents.
- **Public Safety** – The Public Safety Department and the HAKC has developed an effective working relationship with the Kansas City Police Department, providing greater security to residents. The HAKC has also furthered public safety through its use of three successful applications for Public Housing Drug Elimination Program (PHDEP) grants. Supplementing these grants are funds through the KCPD that have been obtained from Federal Weed and Seed and Universal Hiring Program grants. Unfortunately, the PHDEP program was not renewed. However, HAKC has sustained its public safety programs to provide safe housing environments.
- **Decentralization** – The authority and accountability for management and maintenance operations are in the process of being decentralized, allowing the HAKC to be more responsive to tenant needs. HAKC now employs private firms to manage approximately one-third of its public housing.
- **Innovative New Policies** – HAKC has moved to the forefront in implementing innovative public housing policy. Flat rents were implemented to remove the disincentive for stable working families to remain in public housing created by the standard public housing rent calculation. In addition, local preferences for admission have been implemented to increase the number of working families in public housing and Site-Based Preferences for occupancy now allow greater choice to housing applicants.
- **Accountability** – The Office of Internal Audit was created to advance the commitment to accountability in the use of public funds. This is done by performing quality control and ensuring compliance with applicable rules and

regulations.

## **PART II: ACCOMPLISHMENTS DURING THE PAST FIVE YEARS**

The following section provides a statement of HAKC's mission and outlines the activities of the Authority over the past five years.

### ***HAKC Mission Statement***

It is the primary mission of the Housing Authority of Kansas City, Missouri (HAKC) to develop, rehabilitate and manage decent, safe and sanitary *quality* affordable housing in a manner that promotes the preservation of its housing assets and ensures the effective delivery of essential operating services. The Housing Authority also supports and promotes equal opportunity, fair housing and the deconcentration of race and poverty. In accomplishing this goal the Authority is committed to promoting resident economic self-sufficiency and improving community quality of life and economic viability.

### ***Expanding Affordable Housing***

One of the major goals of the Receivership has been to increase the availability of decent safe and affordable quality housing in Kansas City. Through a variety of funding sources including HOPE VI, MROP, CGP, tax credits, commercial financing, and private investment, HAKC has redeveloped a large portion of the Authority's existing housing stock and embarked on new construction programs in non-impacted communities. Riverview Gardens (232 units), Guinotte Manor (219), Theron B. Watkins (210 units) and Villa del Sol (65 public housing units, 25 tax credit units, 30 market rate units) were completed prior to the Annual Plan process. Cardinal Ridge (69 public housing units, 61 tax credit units, and 30 market rate units), the rehabilitation of Chouteau Courts (134) and modernization of Wayne Miner (74) and nearly 400 units of scattered site new construction, rehabilitation, and acquisition have been completed during the past five years. Another construction project, Willow Glen is expected to be completed prior to the end of 2004. Over the next five years, HAKC seeks to further increase the availability of decent, safe and affordable quality housing in Kansas City through another major new construction project and expanding Section 8 housing opportunities including project-based Section 8.

### ***Heritage House (Cardinal Ridge)***

In 1997, HUD awarded HAKC a \$10 million HOPE VI grant to replace the seventy-nine-unit Heritage House apartment building in downtown Kansas City. Following procurement of a developer, a new site was acquired in a non-impacted neighborhood and a master plan was developed to build a new, mixed-income community for elderly and family households. The new site Cardinal Ridge includes a mix of private and public financing. Construction is complete and the development consistently maintains a 99% occupancy rate.

### ***Scattered Site New Construction Program***

HAKC continued the development replacement public housing for units that were demolished at Theron B. Watkins, Pennway Plaza and Guinotte Manor Wayne Miner and Heritage House using development and HOPE VI grant funding. By the end of year 2002, HAKC acquired or constructed a total of approximately 300 new units of public housing in non-racially or economically impacted areas of Kansas City.

### ***Scattered Site Abatement and Rehabilitation Program***

The Housing Authority scheduled modernization of its entire inventory of one hundred and seventy three existing scattered sites. Virtually all of the scattered sites units have been rehabilitated. The remaining units will be completed during the next five year plan cycle.

### ***Wayne Miner Courts***

HAKC completed the redevelopment of Wayne Miner. Funding sources have been identified with a total funding for rehabilitation of the 74-unit development set at \$3.5 million. Department staff will continue to explore opportunities for partnerships with other agencies and developers for utilization of the vacant land on the site. Department staff will also work on an operational strategy that addresses the management of the site, public safety, community development and resident involvement.

### ***Chouteau Courts***

The rehabilitation of Chouteau Courts was completed as one of the major initiatives of HAKC's Capital Funds Program Five Year Plan. HAKC took advantage of a unique opportunity to finance the work using a tax exempt bond secured by future monies from the Capital Fund Program. This \$4 million project is complete and the re-occupancy of the development will be complete during 2004.

### ***Section 8***

The Section 8 Department implemented a Landlord Advisory Council and an evaluation and monitoring committee made up of landlords and owners to make recommendations to enhance program operations. The *Owner News*, a periodic newsletter for Section 8 landlords includes pertinent information for Section 8 owners and property managers.

A criterion for a Section 8 homeownership program was developed. The program should commence by the end of FY 2004.

Two project-based Section 8 projects were approved and should be completed in 2004.

### ***Promoting Equal Opportunity***

The Housing Authority of Kansas City is committed to ensuring equal opportunity in housing for all residents and eligible applicants in compliance with the Fair Housing Act, the Americans with Disabilities Act and the Civil Rights Act of 1964. HAKC will pursue initiatives under three major categories in order to promote equal opportunity in housing.

### ***Deconcentration***

Under the Tinsley Consent Decree, in effect through the U.S. District Court of Western Missouri, HAKC is required to conduct outreach to populations least likely to apply for public housing. HAKC is committed to the letter and spirit of the consent decree will continue to conduct substantial outreach to reduce the concentrations of race and poverty in public and subsidized housing to the greatest extent possible. HAKC will accomplish this goal through four primary initiatives.

- *Targeted marketing and outreach* – As defined in the HAKC Admissions and Continued Occupancy Policy and the Section 8 Marketing and Outreach Plan, HAKC conducts targeted outreach efforts in order to attract those least likely to apply for public housing and Section 8 Housing. Marketing to increase the landlord pool is a goal as well.
- *Intake at sites around the city* – HAKC will seek to develop partnerships with community-based organizations in order that tenant selection staff can take applications for Section 8 and public housing at sites around the city. Performing intake at various sites will allow HAKC to reach a larger potential base of applicants and accommodate those low-income individuals whose transportation situation or disability limits their ability to reach traditional application sites in the central city. By reaching a broader geographical area, HAKC anticipates that the applicant pool will have greater racial diversity.
- *Section 8 and scattered site housing programs* – Through both the Section 8 and scattered site housing programs, HAKC is developing affordable housing resources in non-traditional areas to the north, south and east of the Kansas City, MO central city. Reducing the concentration of subsidized housing in the central city area will have a direct correlation to reducing the concentration of poverty and race in that area.
- *Flat Rent Policy* – HAKC implemented its flat rent policy in order to avoid creating a disincentive for public housing residents to increase their earned income and to avoid forcing relatively high income resident to immediately leave public housing. Flat rents help to maintain a level of economic diversity in public housing and help

prevent the creation of economically ignored communities

- *Mixed income development* – In an effort to reduce the concentration of poverty in public housing, HAKC has constructed and occupied the Villa del Sol and Cardinal Ridge mixed-income developments. The soon to be completed Willow Glen development will also house tenant with a mix of incomes. HAKC believes that selective use of mixed income development can be used to effectively increase the supply of affordable housing and ensure the continued success of that housing.

### ***Fair Housing and Accessibility Considerations***

HAKC is committed to promoting fair housing in all of its operations. The scattered site program is one example of how HAKC provides more accessible units for persons with disabilities. This commitment is evidenced in the fact that staff has recently received fair housing training. It is also currently being assessed which staff may need continued training in fair housing policies. It is standard procedure to make applicants for housing aware of their fair housing rights and to refer all fair-housing complaints to the local HUD Office of Fair Housing.

In all of HAKC's operations, the agency is committed to operating in compliance with the letter and spirit of the Americans with Disabilities Act and the Fair Housing Act. HAKC is committed to operating an office that is accessible for persons with disabilities. HAKC has also conducted a 504 needs assessment, which indicated that over 5% of HAKC public housing units are accessible to the disabled. Since conducting that assessment, HAKC has significantly increased the percentage of 504 accessible units through the Villa del Sol, Theron B. Watkins and Guinotte Manor redevelopment projects as well as several universally designed scattered site units. The resident services department has also made a concerted effort in creating partnerships with advocacy groups for the disabled.

HAKC has access to sign interpretation and translation services in several languages. Most of the Authority's documents have been modified to reflect the fact that HAKC will make reasonable accommodations for disabled client, owners and employees. HAKC also implements an internal procedure for providing information to clients on income deductions for which the disabled may be eligible. The Section 8 Marketing Plan outlines how HAKC will ensure that its marketing efforts reach potential applicants whom are disabled.

Disabled applicants are advised that they may receive housing assistance more quickly if they accept a Designated or Mainstream Program special allocation certificate.

### **PROMOTING SELF-SUFFICIENCY AND ASSET DEVELOPMENT**

HAKC coordinates and administers a variety of programs to promote resident economic self-sufficiency and asset development primarily through the Resident Services Department.

Self-sufficiency and asset development have always maintained a close relationship in the HAKC. Resident Services assists residents in recognizing that the development of personal and employment assets are “value added” ingredients that will lead to economic self-sufficiency through sustaining and meaningful employment – either in the employ of someone else or through entrepreneurial efforts.

Resident Services brings to bear resources as diverse as its own Family Self-Sufficiency (FSS) Program, the employability development resources of the Full Employment Council (FEC), and the employment compliance assets of the Section 3 program to benefit residents and their families.

As Resident Services transitions from a “program” based orientation to a “generalist” resource development service delivery model, various community services and resources will continually be identified and brought to bear for the benefit of the residents.

### ***HAKC Family Self-Sufficiency Program***

The objective of the FSS program is to reduce the dependence of low-income families on welfare assistance, housing assistance and any Federal, State or local rent and homeownership subsidies. Participating families develop an Individual Training and Services Plan that clearly states the family's goals for self-sufficiency and identifies service needs and specific steps that must be taken to reach the specified goal.

Depending on a family's individual goals and needs, the Contract of Participation may be effective for up to five years. A major benefit of the FSS Program is the financial incentive available families in the form of "frozen rent" and an escrow account.

When a participating family's earned income increases while in the program, the difference between their new rent and the previous rent is placed in a savings account that is available to the head of household when the FSS contract is completed.

HAKC will continue its established FSS Program over the next five years, contingent on continued funding. Currently, the entire FSS Program is under review and revision. The program will be restructured this fiscal year in compliance with the new Public Housing Reform Act and in line with the new goals of a reorganized Resident Services Department. The following represent some of the programs and resources available to public housing residents through the Resident Services Department and through Section 3 Program efforts.

### ***Family Development and Learning Center "One-Stop-Shop"***

The Family Development and Learning Center (FDLC) continues to be the focus for

identifying resources and coordinating services designed to assist families to achieve economic self-sufficiency and to improve the quality of life for senior and disabled residents.

During the past five years the array of services available through the FDLC included adult basic education classes from the Kansas City Unified School District, employability development services from the Full Employment Council (FEC), immunization services from the Mid-America Immunization Coalition, TANF case management from the Division of Family Services (DFS), utility assistance through United Services and occupational training and computer instruction from HAKC.

Additionally, agencies and organizations provide financial management training, homeownership education, and various other specialized services.

The FDLC also serves as a centralized meeting site for social service agencies and for the meetings of the Board of Commissioners.

### ***Section 3***

HAKC's has emphasized Section 3 as another resource to assist residents to achieve sustaining employment. Therefore, the mission of the program expanded from its previous narrow focus of assuring that HAKC developers and contractors meet specific employment goals on all projects.

The Section 3 Program has been reassigned to the Resident Services Department, and program staff was been charged with setting employment goals for construction, rehabilitation and procurement contracts, funded in part or in whole by HUD, throughout the community.

HAKC's Section 3 Program continues to be marketed to existing and potential project bidders as a tool designed to help them meet mandated hiring goals.

### ***Full Employment Council Memorandum of Understanding (MOU)***

HAKC and FEC have concluded a comprehensive Memorandum of Understanding (MOU) that sets out a wide range of services and activities that the two agencies will mutually undertake in order to assist all HAKC residents – public housing and Section 8 – procure and retain meaningful, sustaining employment.

The MOU is a non-financial agreement setting out the scope of work for the partnership between HAKC and FEC. The FEC provided staff and training resources for special employment training and placement services for residents. FEC continues to provide services to public housing residents and Section 8 clients at its offices throughout Kansas City.

### ***Endowment Fund***

HAKC identified funds to create an endowment to support future self-sufficiency activities. HAKC intends to utilize this endowment over the next five years to support social services activities such as those outlined above and to seed new programs while leveraging outside public, non-profit and private funding sources. Plans have already begun to establish the administrative rules for implementing the endowment fund. The endowment fund will be the principle means for ensuring that Resident Services continues to provide services to the residents of public housing and Section 8 assisted housing. Resident Services will be absorbed into HAKC's not for profit 501(c)(3) entity. This entity will be responsible for managing and maintaining the endowment fund.

## **IMPROVING COMMUNITY LIFE AND ECONOMIC VITALITY**

It is the central mission of the Housing Authority of Kansas City, Missouri to develop, rehabilitate, and manage quality affordable housing in a manner that improves community quality of life and economic vitality.

During the period of Receivership, HAKC has either rehabilitated or replaced (or is in the process) the housing stock in all public housing developments. Major financial investments have been made throughout the Authority. HAKC is now engaged in a major effort to assure that its investments in quality housing are protected by providing quality self-sufficiency opportunities for its residents through Resident Services, as well as insuring the peace and safety of all families through a vigorous public safety program.

The HOPE VI Urban Revitalization Demonstration Program and the Public Housing Drug Elimination Program have been the catalysts for assuring the quality of life among HAKC residents. In order to continue to provide opportunities to residents of Public Housing and Section 8, the Resident Services Department will be reorganized in order to expand the scope and breadth of its services. The Department will transition into a private non-profit agency – under the umbrella of HAKC to achieve access to new streams of revenues and grants in order to continue to increase service levels and quality.

### ***Housing Services of Kansas City, a not-for-profit corporation***

HAKC established a not-for-profit entity, Housing Services of Kansas City to serve as an alternative means of increasing affordable housing in Kansas City as well as a vehicle for providing services to public housing residents and Section 8 clients. The specific operational aspects of this entity continue to be refined. It will be fully operational during the next five-year plan cycle.

### ***Guinotte Phase III***

The Cooperative Agreement for Guinotte Manor specifies that construction of phase III, approximately nine acres on the western portion of the site, will be limited to privately developed housing.

HAKC continued to work with the Guinotte Manor Tenants Association, City of Kansas City, the Columbus Park Community Council and other interested parties on a private development plan for this site that protects HAKC's investment in Guinotte Manor and positively affects development in the overall Columbus Park neighborhood. The City is identifying and appropriating funds to acquire an adjoining 13 acres to make available a total of 22 acres for development. This partnership will have lasting effects for the residents of Guinotte Manor and the surrounding community. It continues the improvements made under the Guinotte Manor HOPE VI program. The Land Clearance for Redevelopment Authority is the lead agency for this project and has identified a developer. HAKC will continue to participate in the negotiations of the developer's agreement.

### ***Security Partnerships***

The Housing Authority established an excellent working relationship with local law enforcement agencies. In addition to baseline services, Housing has benefited from extraordinary resources being allocated to enforcement and prevention activities in the developments.

Two Kansas City Police Department police officers are assigned full time to the day shift and two police officers are assigned full time to the evening shift. These officers interact with HAKC residents in community police activities. The KCPD has also designed the Paseo Corridor as one of two areas for activities under a Weed and Seed Grant. The Weed and Seed funds have been used for checkpoints and other enforcement activities in HAKC developments. KCPD district officers periodically attend safety committee meetings and enforcement activities at the developments. A good working relationship has been established with the KCPD Street Narcotics Unit and the KCPD Gang Unit.

### ***Weed and Seed Grant - Paseo Corridor Partnership***

The Paseo Corridor was a Weed and Seed area for the last several years. The U.S. Attorney's Office along with numerous partners including HAKC applied for a new Weed and Seed Grant. The Paseo Corridor area will still be one of the areas covered under this new grant; however, Weed and Seed funds have been limited to "seeding activities/programs".

### ***Youth Activities - The Clymer Center***

HAKC, in conjunction with numerous private, non-profit, and government agencies, has developed a number of programs to engage youth in positive and constructive activities. HAKC used PHDEP funds to leverage youth through the Boys and Girls Clubs at Clymer Center -- a community-based facility located in the Theron B. Watkins development. HAKC leverages more than double its funding commitment to the Boys and Girls Club.

Clymer Center serves as a central point for youth services in the community. Services reach not only residents of the Housing Authority but also the surrounding community. Youth focused activities at Clymer Center over the past five years included:

Boys and Girls Club  
Kansas City Police Athletic League (PAL)  
4-H ASAP program  
Mayor's Night Hoops  
Summer Lunch Program  
Summer Youth Employment Program  
Head Start and Parents as Teachers (PAT)

The ability exists through coordination of services to provide residents continuum of services to youth from pre-teen to age 18.

***Technical Assistance to Resident Organizations***

The HAKC Resident Services Department regularly provides technical assistance to resident organizations or tenants who seek to organize a new representative body. Technical assistance includes helping to develop bylaws and facilitate elections and providing support in organizing residents. A new initiative implemented during the past five years was a unified election for tenant associations in all the developments, scattered sites. This new approach assists all the developments have viable organizations. The unified elections will also include election for officers of the PHRC.

## **PART III: GOALS & OBJECTIVES**

Part III of the HAKC Five Year Plan includes a projected goals and objectives for the next five years for each department. Each section identifies the major planning documents that will guide the operations of each department.

### Primary Operational Departments

#### **HOUSING OPERATIONS**

##### *Departmental Mission and Focus*

It is the mission of the Department of Housing Operations to develop and effectively implement management and maintenance systems in order to provide quality affordable housing and customer service for public housing residents. While the Department does not anticipate any alteration in its primary mission, the HAKC housing stock and methods for achieving the Department's mission will undergo significant changes in the next five years.

##### *Significant Changes and Progress*

- Continue to increase the average rent amount by creating greater economic integration via new applicants and self-sufficiency opportunities for present residents
- Housing Operations, Security and Resident Services will continue to improve resident's involvement in the housing communities by promoting resident participation in community meetings, passive and active crime watch, youth and parent training programs and maintenance of the grounds.
- Housing Operations, Development and Construction Departments will coordinate the timely occupation of newly constructed and rehabilitated units.
- Tenant Selection Department has developed off-site screening by contracting applicant screening interviews with an agency that is located in a One-Stop Shop community services environment.
- Continue to increase housing opportunities to a diverse population by the implementation marketing in non-impacted communities.

##### *Departmental Goals by Division*

The following is a list of specific goals and projects that the Department will seek to achieve in the next five years, allocated among each of the Department's Divisions. The primary functions for each of the Divisions will undergo some change over the next five years. The majority of these changes will occur in the first and second years of this five-year plan.

### *Housing Operations Administration*

- Reduce unit turnaround to less than 30 days.
- Continue revising the ACOP and procedures in compliance with the HUD's Rules.
- Monitor the alternative management contract to ensure contractors are in compliance with policies of HAKC and HUD.
- Train staff on new policies and procedures.
- Coordinate with both HAKC residents and Legal Aid to develop a new lease that incorporates all the mandatory provisions set forth in the QHWRA.
- Maintain an occupancy rate of at least 97%
- Achieve a PHAS score of at least 90% on management and physical indicators.
- Sustain rent collection at 97% or higher
- Continue to improve maintenance response time quality of work and efficiency
- Assist residents with fulfilling lease requirements for performing community service
- Continue to restructure and create a fluid asset management and project-based cost/budget system.

### *Property Management*

- Continue to coordinate with Public Safety, KCPD, and Resident Groups in reducing crime in public housing developments.
- Continue to encourage integration of Scattered Site residents in their respective neighborhoods.
- Continue to improve the curb appeal of all developments with assistance of residents
- Enhance Resident Orientation to meet the needs of the residents

### *Tenant Selection*

- Network with other regional assisted housing agencies in providing housing for applicants who will not be housed due to the lack of available housing at HAKC.
- Access HUD income computer match system for verification of resident/applicant income.
- Ensure the proper monitoring of deconcentration and targeting program.
- Continue to develop systems that assure proper certificates and vouchers are awarded to the applicants.
- Continue to train staff on all the complex policies associated with local preferences, site-based preferences, decentralization, rent exclusion and enhanced computer programs.
- Continue to purge the waiting list every six months.
- Reducing paper flow and files storage by capitalizing on computer technology
- Conduct the intake the selection process in a timely manner to meet the Section 8 utilization goal of 97%

- Maintain all tenants and applicants paper files on computer via scanning.

### *Maintenance*

- Increase the use of cost efficient blanket purchase orders
- Improve the processing of work orders
- Train staff on use of HUD's PHAS Physical Inspections Software
- Perform timely and accurate asset management reviews.
- Reduce vacant units by expediting unit turnaround.
- Continue to implement aggressive pest control.

## **SECTION 8**

### **HOUSING CHOICE VOUCHER PROGRAM**

#### Department Mission and Focus

*The mission of the Section 8 Department is to house very low and low-income families in quality housing in neighborhoods of their choice to ensure equal opportunity and to promote deconcentration of race and poverty in Kansas City to the extent allowed by available funding and within regulatory guidelines. Central to this mission is the provision of housing opportunities for program participants with available funding and prescribed regulatory guidelines.*

#### Projected Trends

The need for Section 8 vouchers continues to be high as indicated by the nearly 10,000 families on the Section 8 waiting list. The Section 8 program will continue to work with owners to ensure adequate rental housing is available to participants. The primary challenge for the department will be the provision of housing to low and very low income families with less funds for rental assistance and program administration while promoting deconcentration. HAKC intends to adjust its payment standard in 2005 for at or above 95% but at or below 110% FMR.

#### *Significant Changes and Progress*

- The Section 8 Department enhanced the quality control program to ensure program integrity
- The Department offers monthly briefing sessions to new owners
- The Evaluation and Monitoring Committee was established to ensure objective feed back from rental property owners on program operations
- The Welfare-to-Work voucher program is being phased out
- The Department meets regularly with social service agencies to better utilized and coordinate resources

- Improved marketing material provided to rental property owners
- The Section 8 Department works with socialserve.com to provide listings of vacant units on the internet

### Department Goals

The following is a list of specific goals and projects that the Department will seek to achieve in the next five years. Pursuit and achievement of these goals will ensure program integrity and efficiency while latitude to implement changes required by HUD actions.

- Enhance systems that track program operations
- Increase resources made available through the internet and the HAKC website
- Maintain updated policies and procedures
- Automate file management and storage as funding allows
- Develop and implement staff development plans
- Reorganize staff to ensure optimal use of financial resources
- Maintain current rent reasonableness data
- Explore feasibility of contracting out some department functions
- Implement \$50 minimum rent

## **PLANNING & DEVELOPMENT**

### *Departmental Mission and Focus*

The primary purpose of the Planning and Development Department is to increase the supply of public housing to help meet the housing needs of the growing number of low-income families in Kansas City, Missouri. Planning for programs to further improve the quality of HAKC housing stock and operations has also been the responsibility of the Department. Support of long range planning efforts, and development of supportive services for residents in conjunction with new development plans is an integral part of the department's mission.

### *Projected Trends*

Public housing developments must be engaged in an interactive relationship with the surrounding neighborhoods for crime prevention, social services, and to provide family integration into the larger community. The Department must continue to be vigilant and take advantage of new opportunities to develop affordable housing. The large waiting list for public housing in Kansas City indicates the continuous need for more affordable housing in Kansas City.

### *Departmental Goals*

The following is a list of specific goals and projects that the Department will seek to achieve in the next five years.

- Completing Willow Glen and other HOPE VI replacement units
- The development of Phase III of the Guinotte Manor HOPE VI in conjunction with 13 acres in the Columbus Park neighborhood.
- The design and implementation of a Wayne Miner land use plan.
- Monitor the evolution of Federal, State, and local housing programs that may afford new opportunities for public housing and affordable/workforce housing development.
- Identify new private financing mechanisms and partnership opportunities that will enable HAKC to combine financing, enter into partnerships with developers and community agencies, to pursue further development of new housing and improve the quality and operation of existing sites.

## **CONSTRUCTION MANAGEMENT**

### *Departmental Mission and Focus*

It is the primary mission of the Construction Management Department to aid the HAKC in its effort of implementing the Capital Improvement Plan, and to coordinate with the Planning and Development Department to develop new housing opportunities within the corporate limits of Kansas City, Missouri.

### *Projected Trends*

Over the next five years the mission will be focused on completing as much of the major capital improvements as possible and assessing the comprehensive capital needs of the PHA.

### *Departmental Goals*

- Identify and prioritize capital needs and improvements
- Timely obligate and expend capital funds
- Identify alternative and additional sources of funding for capital improvements
- Coordinate with other departments to effectively implement strategies for a captive not-for-profit entity to expand available affordable housing.
- Review HAKC's administrative office needs.

## **RESIDENT SERVICES**

### *Departmental Mission and Focus*

It is the primary mission of Resident Services to assist residents in achieving self-sufficiency, economic independence, personal development and family stability.

Resident Services will also strive to provide the highest quality of life within the HAKC community.

### *Projected Trends*

A growth in number of persons served by Resident Services is anticipated. An effective manner of providing services will be through a new not-for-profit corporation. This entity will provide a means for acquiring funds from non-governmental sources such as foundations that are not ordinarily available to HAKC. This will enable HAKC to provide or coordinate services needed by our clients. The revitalization and re-energizing of the tenant associations authority-wide assist HAKC in coordinating services for residents.

### *Departmental Goals*

- Increase overall economic opportunities through Section 3 and other programs for public housing residents.
- Continue to increase awareness and use of Resident Services by HAKC residents – including an increase in Section 8 participation – and by members of the communities that surround HAKC family developments.
- Create a stronger, current database reflecting demographics and needs of all HAKC residents in order to strengthen the ability to pursue grants, corporate giving, and foundation funding to address fully defined needs.
- Effectively integrate and facilitate successful coordination of Public Housing Reform Act requirements in the overall delivery system by: helping to shape a larger role for the PHRC and the tenant associations in discharging the Act's community service requirements and promoting the "deconcentration of poverty" through more successful employment training and placement and economic development programs rather than relying on relocation.
- Establish Resident Services as an effective and important member of the local, regional, and national non-profit community.
- Identify new sources of funding for resident services programs.
- Assist resident organizations in becoming self-sufficient.

## **PUBLIC SAFETY**

### *Departmental Mission and Focus*

The mission of the Department of Public Safety is to provide for a safe environment for tenants and HAKC staff by enforcement of criminal laws, lease enforcement and crime prevention.

### ***Projected Trends***

Changes in neighborhoods around developments will affect crime rates; changes in laws will affect enforcement activities; and funding will be critical to enable effective law enforcement and public safety activities.

### ***Department Goals***

- Continue to maintain a high level of enforcement activity directed at drug sales and other criminal conduct.
- Continue to work with tenants and tenant associations in establishing crime prevention programs. Increasing the involvement of tenants in reporting crime and being involved in crime prevention programs has been a major problem in public housing.
- Identify funding for police and public safety project in public housing.
- Expand the use of camera systems to monitor both inside and outside area of the developments.
- Increase the number of fraud cases reviewed. Work with HUD O.I.G. on all fraud cases especially those involving unreported income.
- Continue to identify ways to expedite the eviction process specifically cases involving drugs and violent criminal offenses.
- Maintain the safety committees at all the developments and increase participation from tenants.

## **FINANCE**

### ***Departmental Mission and Focus***

The Finance Department supports the operations of other departments by providing financial management, accounting processing, reporting and technical assistance.

### ***Projected Trends***

There is an increased unit base at the Housing Authority due to increased occupancy from the re-occupancy of modernized developments and the acquisition of new scattered sites. The Housing Authority has also experienced an increase in household incomes. In addition, there has been a trend of significant reductions in funding from the Federal Government for administrative costs.

A site-based cost/budget accounting system will be implemented over the next few years. The Finance Department must continue to improve the receiving, inventorying, and tracking of all fixed assets in the database. Improve operations and reporting to eliminate audit findings and achieve the goals of PHAS relating to financial management.

### *Departmental Goals*

- The Finance Department will continue to work to maintain the financial stability of the Housing Authority through these transitions.
- Finance has worked with Housing Operations in the reporting of information relating to the private management companies. This will include a review of this reporting along with recommendations for improvements and implementation of the any required or recommended improvements to the reporting process.
- Electronic submission of the financial data for PHAS will be enhanced by process changes and formalization of the process.
- Monitor ongoing internal planning processes to ensure an annual review of department and site specific needs, priorities and resource developments.
- Continue the monitoring of all obligation and expenditure reporting on capital grant activity.
- A comprehensive review of the finance policies and procedures with recommendations for revision.
- Implementation of a site-based cost/budget accounting system.
- Creating a user-friendly budget and a stable budget process

## **MANAGEMENT INFORMATION SYSTEMS (MIS)**

### *Departmental Mission and Focus*

The MIS department supports all departments in relation to automation and technological system operations, including AS/400 and Windows network operations, telephone systems, networked systems, and automated security.

### *Projected Trends*

Increasing uses of data collected to provide management information. Increasing need to reduce costs by use of automated efficiencies in some departments. Increased use of electronic data interchange with HUD and other parties. Increased security risks from viruses and other forms of attacks. Increasing use of electronic storage of documents. Decreased need to preserve paper documents.

### *Departmental Goals*

- Work with all Departments to use electronic data transport wherever possible to reduce printing, handling, filing, and mailing costs
- To improve overall network function and services
- Continually upgrade servers, workstations, and other network hardware and operating systems to take advantage of new technology
- Expand the use of thin client applications
- To implement electronic document storage and management.
- To improve communication within HAKC by use of an intranet web site.
- Work with all Departments to use electronic data transport wherever possible to reduce printing, handling, filing, and mailing costs
- To continually evaluate and improve overall network function and services
- Centralized video monitoring of public areas for resident safety

## **ADMINISTRATIVE SERVICES**

### *Departmental Mission and Focus*

To provide quality service to the Authority in the Development and administration of personnel policies, procedures and the coordination of human resources, safety and risk management duties.

### *Projected Trends*

Provide leadership and direction in developing and implementing programs for performance management, compensation, benefit plan design/administration, personnel policy development, recruitment, employment, training, safety, risk control and risk management.

Human resource management has clearly become one of the most crucial functions of business today, whether the organization is small or large, and affecting virtually any type of organization. Simply stated, without the right people (our employees) performing work as needed, business fails. So it follows that every successful employer must place considerable emphasis on developing thorough and efficient human resource programs that achieve three goals: (1) to attract and retain quality employees, (2) to gain maximum benefit of payroll expenditures, and (3) to avert costly and damaging violations of policies and laws relating to employment.

### *Departmental Goals*

- Continue to revise Safety Policy to assure compliance with all applicable Federal,

- State and local health and safety regulations to provide a work environment as free as practicable from recognized hazards.
- Update the Disaster Preparedness Plan in order to limit accidents, injuries, death, and high property loss.
- Continue to review and recommend improvements to the Authority's merit-based compensation system.
- Revise Risk Control Work Plan to protect employees and residents.
- Strengthen recruitment and maintenance of qualified staff.
- Streamline Administrative Services Operations through more automated processes.

## **LEGAL**

### *Departmental Mission and Focus*

The HAKC legal department is charged with providing legal consultation and advice to the Receiver, the Executive Director, and senior staff regarding all matters that affect the HAKC. The legal department is also responsible for prosecuting and defending all legal proceedings which involve the HAKC including but not limited to tenant grievance hearings, evictions and lawsuits against the HAKC.

### *Projected Trends*

Changes in employment laws, tort reform and other pertinent laws will have an affect on the level of involvement of the Legal Department.

### *Departmental Goals*

- Provide training to key personnel regarding documenting files.
- Coordinate with Administrative Services to provide training to supervisors and management staff in order to reduce potential liability relating to employment issues.
- Expedite the grievance process and the eviction process through an efficient review and operational system.
- Assist the other departments in the implementation of the not-for-profit 501(c)(3) entity and the endowment fund.
- Assist all departments in ensuring full compliance with the QHWRA and corresponding rule and regulations.
- Assist senior staff in the review, redrafting and implementation of policies and procedures to fully comply with the QHWRA.

- Assist senior management in revising legal documents, i.e. leases, contracts, etc.
- Provide training to staff to reduce the risk of litigation and liability.

## **INTERNAL AUDIT**

### *Departmental Mission and Focus*

It is the mission of the Internal Audit Department (IAD) to serve senior management by providing independent judgments of the HAKC's operations and to provide technical assistance where required. Departmental activity begins with the annual risk assessment, which serves as the foundation to develop the annual audit schedule. While the audit schedule serves as the primary foundation, departmental emphasis changes according to need and at the direction of the Special Master or Executive Director.

### *Projected Trends*

Most of the major modernization and rehabilitation of HAKC's public housing developments has been completed in the past five years. While the majority of the construction activities have lessened, the need for the continued monitoring of maintenance and upkeep of our housing stock must be maintained at a high level. Internal Audit will conduct routine reviews to assure the quality of decent, safe, sanitary and affordable housing is preserved.

### *Departmental Goals*

- Conduct a mid-year and year-end SEMAP and PHAS review each Fiscal Year.
- Conduct staff interviews to complete the annual risk analysis and audit schedule.
- Review and monitor policies and procedures as necessary for compliance and recommend changes where appropriate.
- Distribute new regulations and conduct training if needed.
- Serve as the primary administrator for HUD REAC and PIC Secure Systems.
- Provide technical assistance to the Independent Auditors each year.
- Conduct periodic reviews of project based budget expenditures vs. actual expenditures.
- Performance audits will be conducted with respect to our major programs to include Public Housing Operations, Financial Activities and Section 8.
- Closely monitor the maintenance and upkeep of HAKC's housing stock, paying close attention to any additional construction, modernization or re-habilitation efforts.

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.12(b)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

#### **Table of Contents**

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#### **Attachments**

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

#### Required Attachments:

- Admissions Policy for Deconcentration-Attachment A
- FY 2005 Capital Fund Program Annual Statement-Attachment B
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

#### Optional Attachments:

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5-Year Action Plan-Attachment C

- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

### 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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
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	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs of families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions
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 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers in Public Housing <input checked="" type="checkbox"/> check here if included in the public housing	

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	A&O Policy	
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 (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP 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 public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

## **1. Statement of Housing Needs**

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

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

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

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	8,409		1,040
Extremely low income <=30% AMI	7517	89.39%	
Very low income (>30% but <=50% AMI)	847	10.07%	
Low income (>50% but <80% AMI)	45	0.54%	
Families with children	4,573	54%	
Elderly families	427	5%	
Families with Disabilities	1,778	21%	
White	1,681	20%	
Afro-American	6,474	77%	
Asian	83	1%	
Hispanic/other	252	0.3%	

Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	4,970		450
Extremely low income <=30% AMI	4,615	92.86%	
Very low income (>30% but <=50% AMI)	330	6.64%	

<b>Housing Needs of Families on the Waiting List</b>			
Low income (>50% but <80% AMI)	25	0.54%	
Families with children	2,230	45%	
Elderly families	13	5%	
Families with Disabilities	728	15%	
White	751	15%	
Afro-American	3,987	80%	
Asian	63	1%	
Hispanic/other	114	2%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	3,497	70%	93
2 BR	1,422	27%	147
3 BR	25	0.50%	147
4 BR	14	0.28%	22
5 BR	6	0.12%	1
5+ BR	6	0.12%	0
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

### **B. Strategy for Addressing Needs**

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

#### **(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line

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

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)
  - Coordinating with captive not for profit entity to develop new and preserve existing affordable housing.

**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: (list below)
  - Coordinate with state and mental health agencies 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 903.12 (b), 903.7 (c)]

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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. FEDERAL GRANT (FY 2005 Grants)</b>		
a) Public Housing Operating Fund	4,121,356	Operations
b) Public Housing Capital Fund	3,525,150	
c) HOPE VI Revitalization		
<i>HOPE VI Revitalization '93</i>	0	Guinotte Manor
<i>HOPE VI Revitalization '96</i>	341,071	T.B. Watkins

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<i>HOPE VI Revitalization '97</i>	315,345	Cardinal Ridge
d) Annual Contribution for Section 8 Tenant based assistance	46,567,080	HAP
e) Development Grants		
<i>Development Grant 35</i>	0	
<b>TOTAL FEDERAL GRANTS</b>	<b>54,870,002</b>	
<b>2. PRIOR YEAR FEDERAL GRANT</b>		
<i>1. ROSS Elderly Service 01</i>	0	
<i>2. ROSS Neighborhood network</i>	33,333	Supportive Services
<i>3. ROSS Elderly Services 02</i>	66,050	Supportive Services
<i>4. ROSS Senior Coordinator</i>	39,403	Supportive Services
<i>5. Home Ownership Services</i>	116,667	Supportive Services
<i>6. Neighborhood network</i>	33,333	Supportive Services
<b>TOTAL PRIOR YEAR GRANTS</b>	<b>288,786</b>	
<b>3. PUBLIC HOUSING DWELLING RENTAL INCOME</b>	<b>3,560,000</b>	Housing Operations
<b>4. OTHER INCOME</b>		
Other Income	240,000	Income/Charges
<i>Interest Income</i>	42,500	Interest
<i>Section 8 admin. Fees Earned</i>	3,617,623	Supportive Services
<b>TOTAL OTHER INCOME</b>	<b>3,900,123</b>	
<b>5. NON-FEDERAL INCOME</b>		
<i>Non Dwelling Rental</i>	<b>37,500</b>	Discretionary non-dwelling space rental income
<b>TOTAL RESOURCES</b>	<b>62,656,411</b>	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

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

#### **A. Public Housing**

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

##### **(1) Eligibility**

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

When families are within a certain number of being offered a unit: (state number)

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 a 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 preference list

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

- PHA main administrative office
- PHA development site management office
- Other (list below)
- The 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?

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

If yes, how many lists?

3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
  - All PHA development management offices
  - Management offices at developments with site-based waiting lists
  - At the development to which they would like to apply
  - Other (list below)

### **(3) Assignment**

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One
  - Two
  - Three or More
- b.  Yes  No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:
- Transfer list; 2

### **(4) Admissions Preferences**

- a. Income targeting:
- Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
- In what circumstances will transfers take precedence over new admissions? (list below)
- Emergencies
  - Overhoused
  - Underhoused
  - Medical justification
  - Administrative reasons determined by the PHA (e.g., to permit modernization work)
  - Resident choice: (state circumstances below)

- Other: (list below)
- Desegregation – Pursuant to a Consent Decree, HAKC promotes voluntary inter project and intra project transfers to maximize desegregation efforts.

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

3 Date and Time

Former Federal preferences:

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

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

Other preferences (select all that apply)

- 1  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
- 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)
  - Until 40% of occupied units in Public Housing are occupied by working families, sixty percent of applicants on the HAKC waiting list will be selected from Preference Category #1 (working and/or work training program). After such occupancy is reached, not more than fifty percent of applicants housed by HAKC on an annual basis will be selected from Preference Category #1.

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
  - Orientation brochure-how to book

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

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

**(6) Deconcentration and Income Mixing**

- a.  Yes  No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?
- b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?
- c. If the answer to b was yes, what changes were adopted? (select all that apply)
- Adoption of site based waiting lists  
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- Other (list policies and developments targeted below)
- d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)
- **West Bluff**
  - **Chouteau Courts**
- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

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

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

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.  
**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
  - Criminal and drug-related activity, more extensively than required by law or regulation
  - More general screening than criminal and drug-related activity (list factors below)
  - Other (list below)
- b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- 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.
- 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 and 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)

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.
  - Any applicant who applies for Public Housing is automatically placed on the Section 8 list unless the family indicates that they are not interested in Section 8 Housing.

### **(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, time to obtain a security deposit, and to accommodate a disability.

### **(4) Admissions Preferences**

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

## 2 Date and Time

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 (list below)
- Public meetings and through advocacy groups plus the HAKC website.

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

- Through published notices  
 Other (list below)

### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7(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)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income

or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- Other (list below)
- Anytime a family experiences 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)
- Adjustments based upon Annual Adjustment Factor.

## **B. Section 8 Tenant-Based Assistance**

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

### **(1) Payment Standards**

Describe the voucher payment standards and policies.

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

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

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

- FMRs are adequate to ensure success among assisted families in the PHA's

- segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)
- Lack of funding

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

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

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

- Annually
- Other (list below)

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

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

## **(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. Capital Improvement Needs**

[24 CFR Part 903.7 (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.

**Capital Fund Program**

A.  Yes  No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 2,764,063

C.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of this component. If no, skip to next component.

D.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

E. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment C

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

**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:
 

- Completion of Willow Glen Development for 21 units

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:
 

- Coordination with the City as events arise; no specific plans at this time.

## **6. Demolition and Disposition**

[24 CFR Part 903.7 (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.)

<b>Demolition/Disposition Activity Description</b>	
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:	(DD/MM/YY)
5. Number of units affected:	0
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 9/01/01 b. Projected end date of activity: 7/01/05

## **7. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 (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.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
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 8.)

2. Program Description:

a. Size of Program

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

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

- 25 or fewer participants  
 26 - 50 participants  
 51 to 100 participants  
 more than 100 participants
- No set maximum, however, participants will be limited to the number meeting program criteria, and to the capacity of proper case management.

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:

- 1) The family must be a current participant in the HAKC Housing Choice Voucher Program in good standing, and completed an initial lease term, or
- 2) The family must be currently enrolled in the Family Self-Sufficiency (FSS) Program and in compliance with the FSS contract; unless the family is elderly or disabled; or willing to enroll in the FSS Program and enter an FSS contract as a condition of acceptance into the HCV Homeownership Program.
- 3) Have fully repaid any outstanding debt owed to HAKC or any other Housing Authority or former or current Section 8 Landlord.
- 4) The family has had no family-caused violations of HUD's Housing Quality standards within the last year.
- 5) The family has not committed any serious or repeated violations of an HAKC-assisted lease within the past year.

## **8. Civil Rights Certifications**

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

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

**9. Additional Information**

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

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

Statement listed on page \_\_\_\_\_ of the plan.

**B. Criteria for Substantial Deviations and Significant Amendments**

“Substantial deviation” or “significant amendment or modification” to the Annual and/or Five-Year Plans will be defined as:

- A statutory or regulatory change made effective and in the opinion of the Authority with the concurrence of the Special Master, has either a substantial programmatic or financial effect on the programs administered by the Authority or creates substantial or administrative burdens beyond the programs under administration at the start of the Plan year; AND
- Any other event that the Authority’s Board of Commissioners, with the concurrence of the Special Master, determines to be a significant amendment or modification of the approved Annual Plan.

**C. Other Information**

[24 CFR Part 903.13]

**A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
  - Attached at Attachment-
    - Hand delivered to the HUD office.
  - 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:
      - The Resident Advisory Board provided comments to the Plan. The comments and/or changes were mostly grammatical in nature and clarification issues. The PHA declined to make changes to the Plan including request to post the Plan on the website. The Resident

Advisory Board expressed their concern with the PHA's intent to adjust its payment standard for vouchers in 2005 to reflect "at or above 95% but at or below 100% FMR".

Other: (list below)

## B. Description of Election Process for Residents on the PHA Board

1.  Yes  No: Does the PHA meet the exemption criteria provided in section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

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

### 3. Description of Resident Election Process

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

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

#### b. Eligible candidates: (select one)

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

#### c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

## C. Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

1. Consolidated Plan jurisdiction: (provide name here)
  - The City of Kansas City , Missouri
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
  - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
  - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
  - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
  - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
    - Increase housing
    - Preserve housing
  - Other: (list below)
2. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
  - 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.

### **10. Project-Based Voucher Program (if applicable)**

If the PHA plans to use the project-based voucher program, provide a statement of the projected number of project-based units and general locations, and how project basing would be consistent with its PHA Plan.

## **Attachments**

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

**ATTACHMENT B**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Housing Authority of Kansas City, Missouri		<b>Grant Type and Number</b> Capital Fund Program Grant No: 501-05 Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 2005</b>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	55,494			
2	1406 Operations	218,000	0	0	0
3	1408 Management Improvements	475,942	0	0	0
4	1410 Administration	276,406	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	50,000	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	209,550	0	0	0
10	1460 Dwelling Structures	731,065	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	27,500	0	0	0
12	1470 Nondwelling Structures	42,400	0	0	0
13	1475 Nondwelling Equipment	75,200	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization or Debt Service	658,000	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	<b>2,764,063</b>			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
<b>PHA Name:</b> Housing Authority of Kansas City, Missouri		<b>Grant Type and Number</b> Capital Fund Program Grant No: 501-05 Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 2005</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HAKC	Operating Costs	1406		218,000				
HAKC	Executive Initiatives	1408		150,000				
HAKC	Acquire Office space	1408		120,942				
HAKC	Staff Training	1408		25,000				
HAKC	MIS Upgrade	1408		100,000				
HAKC	Resident Employment Opportunities	1408		45,000				
HAKC	Sundry	1408		35,000				
HAKC	Non-technical Salaries& Benefits	1410		276,406				
HAKC	Capital Assessment for HAKC	1430		50,000				
HAKC	Maintenance Equipment	1475		4,000				
HAKC	Office Equipment	1475		64,000				
HAKC	Collateralization or Debt Service	1501		658,000				
Chouteau Courts	Landscaping and tree trimming	1450		3,754				
Chouteau Courts	Resurface admin bldg parking lot	1450		3,800				
Chouteau Courts	Repair broken sidewalks	1450		2,500				
Chouteau Courts	Upgrade electrical panels	1460		10,000				
Chouteau Courts	Upgrade building exterior lighting	1460		16,000				
Chouteau Courts	Repair/replace downspouts	1460		20,000				
Chouteau Courts	Replace rear steps at 567/565	1460		2,750				
Chouteau Courts	Expand laundry facility	1470		20,000				
Chouteau Courts	Replace picnic tables	1475		6,000				
Chouteau Courts	Install additional light pole for 1200 building	1475		1,200				
T B Watkins	Landscaping/Tree Trimming	1450		5,000				
T B Watkins	Remove dead trees	1450		1,500				
T B Watkins	Repair concrete manhole at 1706 E 12th	1450		800				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
<b>PHA Name:</b> Housing Authority of Kansas City, Missouri		<b>Grant Type and Number</b> Capital Fund Program Grant No: 501-05 Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 2005</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
T B Watkins	Landscaping/Tree Trimming	1450		5,000				
T B Watkins	Remove dead trees	1450		1,500				
T B Watkins	Repair concrete manhole at 1706 E 12th	1450		800				
T B Watkins	Correct drainage at D-1 bldg	1450		4,500				
T B Watkins	Add retaining walls where needed	1450		20,000				
T B Watkins	Paint hand rails, stair wells and seal steps	1460		22,000				
T B Watkins	Replacement Upgrade	1460		8,350				
T B Watkins	Paint all soffits, bay windows & downspouts	1460		70,735				
T B Watkins	Replace HVAC vents	1460		7,500				
Guinotte Manor	Landscaping/Tree Trimming	1450		5,000				
Guinotte Manor	Repair sidewalks	1450		2,000				
Guinotte Manor	Replacement Upgrade	1460		6,000				
Wayne Minor	Landscaping/Tree Trimming	1450		2,058				
Wayne Minor	Provide re-grading & erosion control in NW	1450		12,500				
Wayne Minor	Replacement Upgrade	1460		7,645				
Riverview	Landscaping/Tree Trimming	1450		6,452				
Riverview	Mud jack uneven sidewalk & sink hole	1450		5,298				
Riverview	Fix sink hole in parking lot	1450		3,000				
Riverview	Add sidewalk at mailboxes & laundry mtnce	1450		500				
Riverview	Replacement Upgrade	1460		7,495				
Riverview	Paint trim, fascia, doors, downspouts & back	1460		49,400				
Riverview	Separation wall at kitchen community center	1470		3,500				
West Bluff	Landscaping/Tree Trimming	1450		2,753				

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

PHA Name: Housing Authority of Kansas City, Missouri		Grant Type and Number Capital Fund Program Grant No: 501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
West Bluff	Replacement Upgrade	1460		7,703				
West Bluff	Replace hose bid faucets with key system	1460		4,500				
West Bluff	Replace tub surrounds at turnover	1460		20,000				
West Bluff	Weather-strip doors to prevent water blowing in	1460		2,000				
West Bluff	Replace Appliances	1465		15,000				
West Bluff	Create additional storage for maintenance	1470		10,000				
Brush Creek	Key parking lot gate same as door elevator	1450		4,500				
Brush Creek	Landscaping/Tree Trimming	1450		3,726				
Brush Creek	Resurface parking lots & drive	1450		16,500				
Brush Creek	Paint alternate halls & rails in common areas	1460		28,000				
Brush Creek	Building joint repairs	1460		5,400				
Brush Creek	Replace all storm doors	1460		20,000				
Brush Creek	Replacement Upgrade	1460		6,338				
Brush Creek	Security cameras outside & additional inside	1465		7,500				
Dunbar Gardens	Landscaping/Tree Trimming	1450		2,000				
Dunbar Gardens	Paint stair nosing	1450		2,000				
Dunbar Gardens	Seal and paint parking lots	1450		6,000				
Dunbar Gardens	Paint stairwells	1450		10,000				
Dunbar Gardens	Replace broken sidewalks	1450		900				
Dunbar Gardens	Replacement Upgrade	1460		7,518				
Dunbar Gardens	Tuck point brickwork	1460		25,000				
Dunbar Gardens	Replace steps at two units	1460		4,000				
Dunbar Gardens	Convert comm. center RR to 504 accessible	1470		5,000				
Pemberton Heights	Landscaping/Tree Trimming	1450		3,337				
Pemberton Heights	Replace kitchen cabinets/Counter tops	1460		20,000				
Pemberton Heights	Replacement Upgrade	1460		4,626				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Housing Authority of Kansas City, Missouri		Grant Type and Number Capital Fund Program Grant No: 501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Pemberton Heights	Paint all common areas	1460		10,000				
Pemberton Heights	Renovate 1st floor bathrooms	1460		4,400				
Pemberton Heights	Install corner guards in hallway	1460		6,000				
Pemberton Heights	Replace screens on sliding doors	1460		1,500				
Pemberton Heights	New furniture for public area	1465		5,000				
Pemberton Heights	Exhaust fan in trash room	1470		900				
Pemberton Heights	Repaint steel garage door jambs	1470		3,000				
Scattered Sites	Landscaping/Tree Trimming	1450		13,172				
Scattered Sites	Sod & landscaping (incl Bales & Cherry)	1450		60,000				
Scattered Sites	6910 Cleveland (back yard floods)	1450		6,000				
Scattered Sites	Replacement Upgrade	1460		55,000				
Scattered Sites	Remodel 40 JOC units @ 8/yr.	1460		70,000				
Scattered Sites	6847 Askew (back flow preventer)	1460		6,000				
Scattered Sites	2908 White (re-roof)	1460		7,500				
Scattered Sites	10641 Bales (back flow preventer)	1460		5,000				
Scattered Sites	127 N. Elmwood (flooding basement)	1460		4,975				
Scattered Sites	1123 Monroe (flooding and sagging floor)	1460		5,380				
Scattered Sites	2620 lawn (new fort porch & foundation fix)	1460		5,000				
Scattered Sites	3339 Cypress (gutter & leaking roof)	1460		5,450				
Scattered Sites	3731 Lydia (septic tank problem)	1460		6,750				
Scattered Sites	Misc. repairs to be done by Mgmt Co	1460		10,150				
Scattered Sites	7404 Park (full rehab)	1460		30,000				
Scattered Sites	5507 Brooklyn (full rehab)	1460		45,000				
Scattered Sites	4901 E. 40th Terr (full rehab)	1460		40,000				
Scattered Sites	3720 Cypress (full rehab)	1460		30,000				
	TOTAL			2,764,063				

<b>Annual Statement/Performance and Evaluation Report</b>							
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>							
<b>Part III: Implementation Schedule</b>							
PHA Name: Housing Authority of Kansas City, Missouri		<b>Grant Type and Number</b> Capital Fund Program No: 501-05 Replacement Housing Factor No:				<b>Federal FY of Grant: 2005</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date 6/30/2007)			All Funds Expended (Quarter Ending Date 6/30/2008)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>HAKC WIDE</b>	1,746,348						
<b>Chouteau Courts</b>	86,004						
<b>TB Watkins</b>	140,385						
<b>Guinotte Manor</b>	13,000						
<b>Wayne Minor</b>	22,203						
<b>Riverview</b>	75,645						
<b>West Bluff</b>	61,956						
<b>Brush Creek</b>	91,964						
<b>Dunbar Gardens</b>	62,418						
<b>Pemberton Heights</b>	58,763						
<b>Scattered Sites</b>	405,377						
<b>TOTAL</b>	<b>2,764,063</b>						

### ATTACHMENT C

Capital Fund Program Five-Year Action Plan Part I: Summary					
PHA Name Housing Authority of Kansas City, MO		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 501-06 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 501-07 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 501-08 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 501-09 PHA FY: 2009
	Annual Statement				
<b>HAKC Wide</b>		1,928,976	1,935,559	1,990,159	1,796,254
<b>Chouteau Courts</b>		51,004	86,004	51,004	103,754
<b>TB Watkins</b>		49,340	29,340	79,340	105,840
<b>Guinotte Manor</b>		49,681	82,740	82,740	106,090
<b>Wayne Minor</b>		47,958	27,958	27,958	77,058
<b>Riverview</b>		67,652	157,252	87,652	106,452
<b>West Bluff</b>		110,106	105,106	105,106	122,403
<b>Brush Creek</b>		127,126	106,126	106,126	59,126
<b>Dunbar Gardens</b>		45,492	18,250	18,250	52,000
<b>Pemberton Heights</b>		54,337	13,337	13,337	53,337
<b>Scattered Sites</b>		232,391	202,391	202,391	181,749
CFP Funds Listed for 5-year planning		<b>2,764,063</b>	<b>2,764,063</b>	<b>2,764,063</b>	<b>2,764,063</b>
Replacement Housing Factor Funds		<b>23,940</b>	<b>23,940</b>	<b>23,940</b>	<b>23,940</b>

Capital Fund Program Five-Year Action Plan								
Part II: Supporting Pages—Work Activities								
Activities for Year 1	Activities for Year : 2 FFY Grant: 501-06 PHA FY: 2006				Activities for Year: 3 FFY Grant: 501-09 PHA FY: 2007			
	Development Name/ Number		General Description of Major Work Categories	Estimated Cost	Development Name/ Number		General Description of Major Work Categories	Estimated Cost
See	HAKC Wide	1406	Operating Costs	450,000	HAKC	1406	Operating Costs	342,583.00
Annual	HAKC Wide	1406	Vehicle Replacement	0	HAKC	1406	Vehicle Replacement	25,000.00
Statement	HAKC Wide	1408	Executive Initiatives	150,000	HAKC	1408	Executive Initiatives	250,000.00
	HAKC Wide	1408	Acquire Office space	124,570	HAKC	1408	Acquire Office space	124,570.00
	HAKC Wide	1408	Staff Training	25,000	HAKC	1408	Staff Training	25,000.00
	HAKC Wide	1408	MIS Upgrade	75,000	HAKC	1408	MIS Upgrade	75,000.00
	HAKC Wide	1408	Resident Employment Opportunities	45,000	HAKC	1408	Resident Employment Opportunities	45,000.00
	HAKC Wide	1408	Sundry	35,000	HAKC	1408	Sundry	35,000.00
	HAKC Wide	1410	Non-technical Salaries& Benefits	276,406	HAKC	1410	Non-technical Salaries& Benefits	276,406.00
	HAKC Wide	1475	Maintenance Equipment	4,000	HAKC	1475	Maintenance Equipment	4,000.00
	HAKC Wide	1475	Office Equipment	86,000	HAKC	1475	Office Equipment	75,000.00
	HAKC Wide	1501	Collateralization or Debt Service	658,000	HAKC	1501	Collateralization or Debt Service	658,000.00
	Chouteau Courts	1460	Replacement Upgrade	47,250	Chouteau Courts	1460	Replacement Upgrade	47,250.00
	Chouteau Courts	1450	Landscaping and tree trimming	3,754	Chouteau Courts	1450	Landscaping and tree trimming	3,754.00
	Chouteau Courts	1470	Admin. Bldg Improvement	0	Chouteau Courts	1470	Admin. Bldg Improvement	35,000.00
	T B Watkins	1450	Landscaping/Tree Trimming	5,840	T B Watkins	1450	Landscaping/Tree Trimming	5,840.00
	T B Watkins	1460	Replacement Upgrade	43,500	T B Watkins	1460	Replacement Upgrade	23,500.00
	Guinotte Manor	1450	Landscaping/Tree Trimming	6,090	Guinotte Manor	1450	Landscaping/Tree Trimming	6,090
	Guinotte Manor	1460	Replacement Upgrade	43,591	Guinotte Manor	1460	Replacement Upgrade	76,650
	Wayne Minor	1450	Landscaping/Tree Trimming	2,058	Wayne Minor	1450	Landscaping/Tree Trimming	2,058
	Wayne Minor	1460	Replacement Upgrade	45,900	Wayne Minor	1460	Replacement Upgrade	25,900
	Riverview	1450	Landscaping/Tree Trimming	6,452	Riverview	1450	Landscaping/Tree Trimming	6,452
	Riverview	1450	Drain playground on SW corner at Paseo	20,000	Riverview	1450	Drain playground on SW corner at Paseo	0
	Riverview	1450	Additional dumpster and concrete pad	0	Riverview	1460	Additional dumpster and concrete pad	69,600
	Riverview	1460	Replacement Upgrade	41,200	Riverview	1460	Replacement Upgrade	81,200
	West Bluff	1450	Landscaping/Tree Trimming	2,753	West Bluff	1450	Landscaping/Tree Trimming	2,753
	West Bluff	1460	Replacement Upgrade	7,703	West Bluff	1460	Replacement Upgrade	7,703
	West Bluff	1460	Replace kitchen cabinets	50,000	West Bluff	1460	Replace kitchen cabinets	50,000

Capital Fund Program Five-Year Action Plan								
Part II: Supporting Pages—Work Activities								
Activities for Year 1	Activities for Year : 2 FFY Grant: 501-06 PHA FY: 2006				Activities for Year: 3 FFY Grant: 501-09 PHA FY: 2007			
	Development Name/ Number		General Description of Major Work Categories	Estimated Cost	Development Name/ Number		General Description of Major Work Categories	Estimated Cost
	West Bluff	1460	Replace bathroom vanities	10,000	West Bluff	1460	Replace bathroom vanities	10,000
	West Bluff	1460	Install hinged closet doors	22,800	West Bluff	1460	Install hinged closet doors	22,800
	West Bluff	1465	Replace Appliances	11,850	West Bluff	1465	Replace Appliances	11,850
	West Bluff	1465	Replace hot water tanks	5,000	West Bluff	1465	Replace hot water tanks	0
	Brush Creek	1450	Landscaping/Tree Trimming	3,726	Brush Creek	1450	Landscaping/Tree Trimming	3,726
	Brush Creek	1460	Building joint repairs	5,400	Brush Creek	1460	Building joint repairs	5,400
	Brush Creek	1460	Replacement Upgrade	7,000	Brush Creek	1460	Replacement Upgrade	7,000
	Brush Creek	1460	Mod' kitchen and bathrooms (27/yr)	90,000	Brush Creek	1460	Mod' kitchen and bathrooms (27/yr)	90,000
	Brush Creek	1470	Renovate food pantry	5,000	Brush Creek	1470	Renovate food pantry	0
	Brush Creek	1470	Relocate security booth outside bldg.	16,000	Brush Creek	1470	Relocate security booth outside bldg.	0
	Dunbar Gardens	1450	Landscaping/Tree Trimming	2,000	Dunbar Gardens	1450	Landscaping/Tree Trimming	2,000
	Dunbar Gardens	1460	Replacement Upgrade	43,492	Dunbar Gardens	1460	Replacement Upgrade	16,250
	Pemberton Heights	1450	Landscaping/Tree Trimming	3,337	Pemberton Heights	1450	Landscaping/Tree Trimming	3,337
	Pemberton Heights	1460	Replacement Upgrade	30,000	Pemberton Heights	1460	Replacement Upgrade	10,000
	Pemberton Heights	1460	Renovate 1st floor bathrooms	11,000	Pemberton Heights	1460	Renovate 1st floor bathrooms	0
	Pemberton Heights	1460	Carpet hallways	10,000	Pemberton Heights	1460	Carpet hallways	0
	Scattered Sites	1450	Landscaping/Tree Trimming	13,172	Scattered Sites	1450	Landscaping/Tree Trimming	13,172
	Scattered Sites	1450	Sod & landscaping (incl Bales & Cherry)	30,000	Scattered Sites	1450	Sod & landscaping (incl Bales & Cherry)	30,000
	Scattered Sites	1460	Replacement Upgrade	59,219	Scattered Sites	1460	Replacement Upgrade	59,219
	Scattered Sites	1460	Storm/screen doors and appliances	30,000	Scattered Sites	1460	Storm/screen doors and appliances	0
	Scattered Sites	1460	Remodel 40 JOC units @ 8/yr.	100,000	Scattered Sites	1460	Remodel 40 JOC units @ 8/yr.	100,000
			<b>Total CFP Estimated Cost</b>	<b>\$ 2,764,063</b>				<b>\$ 2,764,063</b>

Capital Fund Program Five-Year Action Plan								
Part II: Supporting Pages—Work Activities								
Activities for Year 1	Activities for Year : 4 FFY Grant: 501-08 PHA FY: 2008				Activities for Year: 5 FFY Grant: 501-09 PHA FY: 2009			
	Development Name/ Number		General Description of Major Work Categories	Estimated Cost	Development Name/ Number		General Description of Major Work Categories	Estimated Cost
See	HAKC	1406	Operating Costs	422,183	HAKC	1406	Operating Costs	532,278
Annual	HAKC	1406	Vehicle Replacement	0	HAKC	1406	Vehicle Replacement	25,000
Statement	HAKC	1408	Executive Initiatives	250,000	HAKC	1408	Executive Initiatives	250,000
	HAKC	1408	Acquire Office space	124,570	HAKC	1408	Acquire Office space	124,570
	HAKC	1408	Staff Training	25,000	HAKC	1408	Staff Training	25,000
	HAKC	1408	MIS Upgrade	75,000	HAKC	1408	MIS Upgrade	75,000
	HAKC	1408	Resident Employment Opportunities	45,000	HAKC	1408	Resident Employment Opportunities	45,000
	HAKC	1408	Sundry	35,000	HAKC	1408	Sundry	35,000
	HAKC	1410	Non-technical Salaries& Benefits	276,406	HAKC	1410	Non-technical Salaries& Benefits	276,406
	HAKC	1475	Maintenance Equipment	4,000	HAKC	1475	Maintenance Equipment	4,000
	HAKC	1475	Office Equipment	75,000	HAKC	1475	Office Equipment	75,000
	HAKC	1501	Collateralization or Debt Service	658,000	HAKC	1501	Collateralization or Debt Service	329,000
	Chouteau Courts	1460	Replacement Upgrade	47,250	Chouteau Courts	1460	Replacement Upgrade	100,000
	Chouteau Courts	1450	Landscaping and tree trimming	3,754	Chouteau Courts	1450	Landscaping and tree trimming	3,754
	Chouteau Courts	1470	Admin. Bldg Improvement	0	Chouteau Courts	1470	Admin. Bldg Improvement	0
	T B Watkins	1450	Landscaping/Tree Trimming	5,840	T B Watkins	1450	Landscaping/Tree Trimming	5,840
	T B Watkins	1460	Replacement Upgrade	73,500	T B Watkins	1460	Replacement Upgrade	100,000
	Guinotte Manor	1450	Landscaping/Tree Trimming	6,090	Guinotte Manor	1450	Landscaping/Tree Trimming	6,090
	Guinotte Manor	1460	Replacement Upgrade	76,650	Guinotte Manor	1460	Replacement Upgrade	100,000
	Wayne Minor	1450	Landscaping/Tree Trimming	2,058	Wayne Minor	1450	Landscaping/Tree Trimming	2,058
	Wayne Minor	1460	Replacement Upgrade	25,900	Wayne Minor	1460	Replacement Upgrade	75,000
	Riverview	1450	Landscaping/Tree Trimming	6,452	Riverview	1450	Landscaping/Tree Trimming	6,452
	Riverview	1450	Drain playground on SW corner at Paseo	0	Riverview	1450	Drain playground on SW corner at Paseo	0
	Riverview	1450	Additional dumpster and concrete pad	0	Riverview	1460	Additional dumpster and concrete pad	0
	Riverview	1460	Replacement Upgrade	81,200	Riverview	1460	Replacement Upgrade	100,000
	West Bluff	1450	Landscaping/Tree Trimming	2,753	West Bluff	1450	Landscaping/Tree Trimming	2,753
	West Bluff	1460	Replacement Upgrade	7,703	West Bluff	1460	Replacement Upgrade	50,000
	West Bluff	1460	Replace kitchen cabinets	50,000	West Bluff	1460	Replace kitchen cabinets	25,000

Capital Fund Program Five-Year Action Plan								
Part II: Supporting Pages—Work Activities								
Activities for Year 1	Activities for Year : 4 FFY Grant: 501-08 PHA FY: 2008				Activities for Year: 5 FFY Grant: 501-09 PHA FY: 2009			
	Development Name/ Number		General Description of Major Work Categories	Estimated Cost	Development Name/ Number		General Description of Major Work Categories	Estimated Cost
	West Bluff	1460	Replace bathroom vanities	10,000	West Bluff	1460	Replace bathroom vanities	10,000
	West Bluff	1460	Install hinged closet doors	22,800	West Bluff	1460	Install hinged closet doors	22,800
	West Bluff	1465	Replace Appliances	11,850	West Bluff	1465	Replace Appliances	11,850
	West Bluff	1465	Replace hot water tanks	0	West Bluff	1465	Replace hot water tanks	0
	Brush Creek	1450	Landscaping/Tree Trimming	3,726	Brush Creek	1450	Landscaping/Tree Trimming	3,726
	Brush Creek	1460	Building joint repairs	5,400	Brush Creek	1460	Building joint repairs	5,400
	Brush Creek	1460	Replacement Upgrade	7,000	Brush Creek	1460	Replacement Upgrade	50,000
	Brush Creek	1460	Mod' kitchen and bathrooms (27/yr)	90,000	Brush Creek	1460	Mod' kitchen and bathrooms (27/yr)	0
	Brush Creek	1470	Renovate food pantry	0	Brush Creek	1470	Renovate food pantry	0
	Brush Creek	1470	Relocate security booth outside bldg.	0	Brush Creek	1470	Relocate security booth outside bldg.	0
	Dunbar Gardens	1450	Landscaping/Tree Trimming	2,000	Dunbar Gardens	1450	Landscaping/Tree Trimming	2,000
	Dunbar Gardens	1460	Replacement Upgrade	16,250	Dunbar Gardens	1460	Replacement Upgrade	50,000
	Pemberton Heights	1450	Landscaping/Tree Trimming	3,337	Pemberton Heights	1450	Landscaping/Tree Trimming	3,337
	Pemberton Heights	1460	Replacement Upgrade	10,000	Pemberton Heights	1460	Replacement Upgrade	50,000
	Pemberton Heights	1460	Renovate 1st floor bathrooms	0	Pemberton Heights	1460	Renovate 1st floor bathrooms	0
	Pemberton Heights	1460	Carpet hallways	0	Pemberton Heights	1460	Carpet hallways	0
	Scattered Sites	1450	Landscaping/Tree Trimming	13,172	Scattered Sites	1450	Landscaping/Tree Trimming	13,172
	Scattered Sites	1450	Sod & landscaping (incl Bales & Cherry)	30,000	Scattered Sites	1450	Sod & landscaping (incl Bales & Cherry)	30,000
	Scattered Sites	1460	Replacement Upgrade	59,219	Scattered Sites	1460	Replacement Upgrade	138,577
	Scattered Sites	1460	Storm/screen doors and appliances	0	Scattered Sites	1460	Storm/screen doors and appliances	0
	Scattered Sites	1460	Remodel 40 JOC units @ 8/yr.	100,000	Scattered Sites	1460	Remodel 40 JOC units @ 8/yr.	0
			<b>Total CFP Estimated Cost</b>	<b>\$ 2,764,063</b>				<b>\$ 2,764,063</b>

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages							
<b>PHA Name:</b> Housing Authority of Kansas City, Missouri		Grant Type and Number: Capital Fund Program Grant No: MO16R002501-01R (CFP2001) <b>Replacement Housing Factor Grant No: 501-01</b>			<b>Federal FY of Grant:</b> <b>2001</b>		
Development Number	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost	
Name/HA Wide Activities				Original	Revised	Obligated	Expended
HAKC	Housing Replacement @ Willow Glen	1460		29,189	29,189.00	29,189	29,189
<b>Total</b>				<b>29,189</b>	<b>29,189</b>	<b>29,189</b>	<b>29,189</b>

<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>							
<b>PART III: Implementation Schedule</b>							
<b>PHA Name:</b> Housing Authority of Kansas City, Missouri			<b>Grant Type and Number:</b> Capital Fund Program Grant No: MO16R002501-01R (CFP2001) <b>Replacement Housing Factor Grant No: 501-01</b>				<b>Federal FY of Grant:</b> <b>2001</b>
<b>Development Number Name/HA Wide Activities</b>	<b>All Funds Obligated (Quarter Ending Date) 9/30/2003</b>			<b>All Funds Expended (Quarter Ending Date) 9/30/2005</b>			<b>Reason for Revised Target Dates</b>
	<b>Original</b>	<b>Revised</b>	<b>Actual</b>	<b>Original</b>	<b>Revised</b>	<b>Actual</b>	
<b>HAKC WIDE</b>	29,189	29,189	29,189	29,189	29,189	29,189	
<b>Chouteau Courts</b>	0	0	0	0	0	0	
<b>TB Watkins</b>	0	0	0	0	0	0	
<b>Guinotte Manor</b>	0	0	0	0	0	0	
<b>Wayne Minor</b>	0	0	0	0	0	0	
<b>Riverview</b>	0	0	0	0	0	0	
<b>West Bluff</b>	0	0	0	0	0	0	
<b>Brush Creek</b>	0	0	0	0	0	0	
<b>Dunbar Gardens</b>	0	0	0	0	0	0	
<b>Pemberton Heights</b>	0	0	0	0	0	0	
<b>Scattered Sites</b>	0	0	0	0	0	0	
<b>TOTAL</b>	<b>29,189</b>	<b>29,189</b>	<b>29,189</b>	<b>29,189</b>	<b>29,189</b>	<b>29,189</b>	

<b>PHA Name:</b> Housing Authority of Kansas City, Missouri		Grant Type and Number: Capital Fund Program Grant No: MO16R002501-02R (CFP2002) <b>Replacement Housing Factor Grant No: 501-02</b>		<b>Federal FY of Grant:</b> 2002	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:____) <input type="checkbox"/> Performance and Evaluation Report for Period Ending:_____ <input type="checkbox"/> Final Performance and Evolution Report.					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvements	0	0	0	0
10	1460 Dwelling structures	27,740	27,740	27,740	27,740
11	1465.1 Dwelling Equipment-Non expendable	0	0	0	0
12	1470 Non -dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	0	0	0	0
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	0	0	0	0
20	1502 Contingencies				
21	<b>Amount of Annual Grant ( sum of lines 2-20)</b>	<b>27,740</b>	<b>27,740</b>	<b>27,740</b>	<b>27,740</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line Related to Section 504 Compliance				

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages							
PHA Name: Housing Authority of Kansas City, Missouri			Grant Type and Number: Capital Fund Program Grant No: MO16R002501-02R (CFP2002) Replacement Housing Factor Grant No: 501-02			Federal FY of Grant: 2002	
Development Number	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost	
Name/HA Wide Activities				Original	Revised	Obligated	Expended
HAKC	Housing Replacement @ Willow Glen	1460		27,740	27,740.00	27,740	27,740
	<b>Total</b>			<b>27,740</b>	<b>27,740</b>	<b>27,740</b>	<b>27,740</b>

<b>Annual Statement/Performance and Evaluation Report</b>							
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>							
<b>PART III: Implementation Schedule</b>							
<b>PHA Name:</b> Housing Authority of Kansas City, Missouri			<b>Grant Type and Number:</b> Capital Fund Program Grant No: MO16R002501-02R (CFP2002) <b>Replacement Housing Factor Grant No: 501-02</b>				<b>Federal FY of Grant:</b> <b>2002</b>
<b>Development Number Name/HA Wide Activities</b>	<b>All Funds Obligated (Quarter Ending Date) 5/31/2004</b>			<b>All Funds Expended (Quarter Ending Date) 5/31/2006</b>			<b>Reason for Revised Target Dates</b>
	<b>Original</b>	<b>Revised</b>	<b>Actual</b>	<b>Original</b>	<b>Revised</b>	<b>Actual</b>	
<b>HAKC WIDE</b>	27,740	27,740	27,740	27,740	27,740	27,740	
<b>Chouteau Courts</b>	0	0	0	0	0	0	
<b>TB Watkins</b>	0	0	0	0	0	0	
<b>Guinotte Manor</b>	0	0	0	0	0	0	
<b>Wayne Minor</b>	0	0	0	0	0	0	
<b>Riverview</b>	0	0	0	0	0	0	
<b>West Bluff</b>	0	0	0	0	0	0	
<b>Brush Creek</b>	0	0	0	0	0	0	
<b>Dunbar Gardens</b>	0	0	0	0	0	0	
<b>Pemberton Heights</b>	0	0	0	0	0	0	
<b>Scattered Sites</b>	0	0	0	0	0	0	
<b>TOTAL</b>	<b>27,740</b>	<b>27,740</b>	<b>27,740</b>	<b>27,740</b>	<b>27,740</b>	<b>27,740</b>	

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Housing Authority of Kansas City, Missouri		<b>Grant Type and Number:</b> Capital Fund Program Grant No: MO16R002501-03R (CFP2003) <b>Replacement Housing Factor Grant No: 501-03</b>			<b>Federal FY of Grant:</b> 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:____) <input type="checkbox"/> Performance and Evaluation Report for Period Ending:_____ <input type="checkbox"/> Final Performance and Evolution Report.					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvements	0	0	0	0
10	1460 Dwelling structures	21,537	21,537	21,537	21,537
11	1465.1 Dwelling Equipment-Non expendable	0	0	0	0
12	1470 Non -dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	0	0	0	0
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	0	0	0	0
20	1502 Contingencies				
21	<b>Amount of Annual Grant ( sum of lines 2-20)</b>	<b>21,537</b>	<b>21,537</b>	<b>21,537</b>	<b>21,537</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line Related to Section 504 Compliance				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages							
PHA Name: Housing Authority of Kansas City, Missouri		Grant Type and Number: Capital Fund Program Grant No: MO16R002501-03R (CFP2003) Replacement Housing Factor Grant No: 501-03				Federal FY of Grant: 2003	
Development Number	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost	
Name/HA Wide Activities				Original	Revised	Obligated	Expended
HAKC	Housing Replacement @ Willow Glen	1460		21,537	21,537.00	21,537	21,537
<b>Total</b>				<b>21,537</b>	<b>21,537</b>	<b>21,537</b>	<b>21,537</b>

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
PART III: Implementation Schedule							
<b>PHA Name:</b> Housing Authority of Kansas City, Missouri			<b>Grant Type and Number:</b> Capital Fund Program Grant No: MO16R002501-03R (CFP2003) <b>Replacement Housing Factor Grant No: 501-03</b>				<b>Federal FY of Grant:</b> 2003
Development Number Name/HA Wide Activities	All Funds Obligated (Quarter Ending Date) 9/16/2005			All Funds Expended (Quarter Ending Date) 9/16/2007			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>HAKC WIDE</b>	21,537	21,537	21,537	21,537	21,537	21,537	
Chouteau Courts	0	0	0	0	0	0	
TB Watkins	0	0	0	0	0	0	
Guinotte Manor	0	0	0	0	0	0	
Wayne Minor	0	0	0	0	0	0	
Riverview	0	0	0	0	0	0	
West Bluff	0	0	0	0	0	0	
Brush Creek	0	0	0	0	0	0	
Dunbar Gardens	0	0	0	0	0	0	
Pemberton Heights	0	0	0	0	0	0	
Scattered Sites	0	0	0	0	0	0	
<b>TOTAL</b>	<b>21,537</b>	<b>21,537</b>	<b>21,537</b>	<b>21,537</b>	<b>21,537</b>	<b>21,537</b>	

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

<b>PHA Name:</b> Housing Authority of Kansas City, Missouri	Grant Type and Number: Capital Fund Program Grant No: MO16R002501-04R (CFP2004) <b>Replacement Housing Factor Grant No: 501-04</b>	<b>Federal FY of Grant:</b> 2004
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{ } Original Annual Statement { } Reserve for Disaster/Emergencies { } Revised Annual Statement (revision no:\_\_\_)  
{ } 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			
2	1406 Operations	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvements	0	0	0	0
10	1460 Dwelling structures	25,201	25,201	25,201	25,201
11	1465.1 Dwelling Equipment-Non expendable	0	0	0	0
12	1470 Non -dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	0	0	0	0
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	0	0	0	0
20	1502 Contingencies				
21	<b>Amount of Annual Grant ( sum of lines 2-20)</b>	<b>25,201</b>	<b>25,201</b>	<b>25,201</b>	<b>25,201</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line Related to Section 504 Compliance				



Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) PART III: Implementation Schedule							
PHA Name: Housing Authority of Kansas City, Missouri			Grant Type and Number: Capital Fund Program Grant No: MO16R002501-04R (CFP2004) Replacement Housing Factor Grant No: 501-04				Federal FY of Grant: 2004
Development Number Name/HA Wide Activities	All Funds Obligated (Quarter Ending Date) 9/13/2006			All Funds Expended (Quarter Ending Date) 9/13/2008			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>HAKC WIDE</b>	25,201	25,201	25,201	25,201	25,201	25,201	
Chouteau Courts	0	0	0	0	0	0	
TB Watkins	0	0	0	0	0	0	
Guinotte Manor	0	0	0	0	0	0	
Wayne Minor	0	0	0	0	0	0	
Riverview	0	0	0	0	0	0	
West Bluff	0	0	0	0	0	0	
Brush Creek	0	0	0	0	0	0	
Dunbar Gardens	0	0	0	0	0	0	
Pemberton Heights	0	0	0	0	0	0	
Scattered Sites	0	0	0	0	0	0	
<b>TOTAL</b>	<b>25,201</b>	<b>25,201</b>	<b>25,201</b>	<b>25,201</b>	<b>25,201</b>	<b>25,201</b>	

<b>Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Housing Authority of Kansas City, Missouri		<b>Grant Type and Number:</b> Capital Fund Program Grant No: MO16R002501-05R (CFP2005) <b>Replacement Housing Factor Grant No: 501-05</b>		<b>Federal FY of Grant:</b> 2005	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:____) <input type="checkbox"/> Performance and Evaluation Report for Period Ending:_____ <input type="checkbox"/> Final Performance and Evolution Report.					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvements	0	0	0	0
10	1460 Dwelling structures	25,201	25,201	25,201	25,201
11	1465.1 Dwelling Equipment-Non expendable	0	0	0	0
12	1470 Non -dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	0	0	0	0
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	0	0	0	0
20	1502 Contingencies				
21	<b>Amount of Annual Grant ( sum of lines 2-20)</b>	<b>25,201</b>	<b>25,201</b>	<b>25,201</b>	<b>25,201</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line Related to Section 504 Compliance				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages							
PHA Name: Housing Authority of Kansas City, Missouri		Grant Type and Number: Capital Fund Program Grant No: MO16R002501-05R (CFP2005) Replacement Housing Factor Grant No: 501-05			Federal FY of Grant: 2005		
Development Number	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost	
Name/HA Wide Activities				Original	Revised	Obligated	Expended
HAKC	Housing Replacement @ Willow Glen	1460		25,201	25,201.00	25,201	25,201
<b>Total</b>				<b>25,201</b>	<b>25,201</b>	<b>25,201</b>	<b>25,201</b>

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) PART III: Implementation Schedule							
PHA Name: Housing Authority of Kansas City, Missouri			Grant Type and Number: Capital Fund Program Grant No: MO16R002501-05R (CFP2005) Replacement Housing Factor Grant No: 501-05				Federal FY of Grant: 2005
Development Number Name/HA Wide Activities	All Funds Obligated (Quarter Ending Date) 9/13/2007			All Funds Expended (Quarter Ending Date) 9/13/2009			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>HAKC WIDE</b>	25,201	25,201	25,201	25,201	25,201	25,201	
Chouteau Courts	0	0	0	0	0	0	
TB Watkins	0	0	0	0	0	0	
Guinotte Manor	0	0	0	0	0	0	
Wayne Minor	0	0	0	0	0	0	
Riverview	0	0	0	0	0	0	
West Bluff	0	0	0	0	0	0	
Brush Creek	0	0	0	0	0	0	
Dunbar Gardens	0	0	0	0	0	0	
Pemberton Heights	0	0	0	0	0	0	
Scattered Sites	0	0	0	0	0	0	
<b>TOTAL</b>	<b>25,201</b>	<b>25,201</b>	<b>25,201</b>	<b>25,201</b>	<b>25,201</b>	<b>25,201</b>	

<b>Annual Statement/Performance and Evaluation Report</b>							
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages</b>							
<b>PHA Name:</b> Housing Authority of Kansas City, Missouri		<b>Grant Type and Number: 501-05</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 2005</b>		
<b>Development Number</b>	<b>General Description of Major Work Categories</b>	<b>Dev. Account No.</b>	<b>Quantity</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
<b>Name/HA Wide Activities</b>							
				<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>
HAKC	Operating Costs	1406		218,000			
HAKC	Executive Initiatives	1408		150,000			
HAKC	Acquire Office space	1408		120,942			
HAKC	Staff Training	1408		25,000			
HAKC	MIS Upgrade	1408		100,000			
HAKC	Resident Employment Opportunities	1408		45,000			
HAKC	Sundry	1408		35,000			
HAKC	Non-technical Salaries& Benefits	1410		276,406			
HAKC	Capital Assessment for HAKC	1430		50,000			
HAKC	Maintenance Equipment	1475		4,000			
HAKC	Office Equipment	1475		64,000			
HAKC	Collateralization or Debt Service	1501		658,000			
Chouteau Courts	Landscaping and tree trimming	1450		3,754			
Chouteau Courts	Resurface admin bldg parking lot	1450		3,800			
Chouteau Courts	Repair broken sidewalks	1450		2,500			
Chouteau Courts	Upgrade electrical panels	1460		10,000			
Chouteau Courts	Upgrade building exterior lighting	1460		16,000			
Chouteau Courts	Repair/replace downspouts	1460		20,000			
Chouteau Courts	Replace rear steps at 567/565	1460		2,750			
Chouteau Courts	Expand laundry facility	1470		20,000			
Chouteau Courts	Replace picnic tables	1475		6,000			
Chouteau Courts	Install additional light pole for 1200 building	1475		1,200			
T B Watkins	Landscaping/Tree Trimming	1450		5,000			

T B Watkins	Remove dead trees	1450	1,500		
T B Watkins	Repair concrete manhole at 1706 E 12th	1450	800		
T B Watkins	Correct drainage at D-1 bldg	1450	4,500		
T B Watkins	Add retaining walls where needed	1450	20,000		
T B Watkins	Paint hand rails, stair wells and seal steps	1460	22,000		
T B Watkins	Replacement Upgrade	1460	8,350		
T B Watkins	Paint all soffits, bay windows & downspouts	1460	70,735		
T B Watkins	Replace HVAC vents	1460	7,500		
Guinotte Manor	Landscaping/Tree Trimming	1450	5,000		
Guinotte Manor	Repair sidewalks	1450	2,000		
Guinotte Manor	Replacement Upgrade	1460	6,000		
Wayne Minor	Landscaping/Tree Trimming	1450	2,058		
Wayne Minor	Provide re-grading & erosion control in NW	1450	12,500		
Wayne Minor	Replacement Upgrade	1460	7,645		
Riverview	Landscaping/Tree Trimming	1450	6,452		
Riverview	Mud jack uneven sidewalk & sink hole	1450	5,298		
Riverview	Fix sink hole in parking lot	1450	3,000		
Riverview	Add sidewalk at mailboxes & laundry mtnce	1450	500		
Riverview	Replacement Upgrade	1460	7,495		
Riverview	Paint trim, fascia, doors, downspouts & back	1460	49,400		
Riverview	Separation wall at kitchen community center	1470	3,500		
West Bluff	Landscaping/Tree Trimming	1450	2,753		
West Bluff	Replacement Upgrade	1460	7,703		
West Bluff	Replace hose bid faucets with key system	1460	4,500		
West Bluff	Replace tub surrounds at turnover	1460	20,000		
West Bluff	Weather-strip doors to prevent water blowing in	1460	2,000		
West Bluff	Replace Appliances	1465	15,000		
West Bluff	Create additional storage for maintenance	1470	10,000		
Brush Creek	Key parking lot gate same as door elevator	1450	4,500		
Brush Creek	Landscaping/Tree Trimming	1450	3,726		
Brush Creek	Resurface parking lots & drive	1450	16,500		
Brush Creek	Paint alternate halls & rails in common areas	1460	28,000		
Brush Creek	Building joint repairs	1460	5,400		
Brush Creek	Replace all storm doors	1460	20,000		
Brush Creek	Replacement Upgrade	1460	6,338		
Brush Creek	Security cameras outside & additional inside	1465	7,500		

Dunbar Gardens	Landscaping/Tree Trimming	1450	2,000		
Dunbar Gardens	Paint stair nosing	1450	2,000		
Dunbar Gardens	Seal and paint parking lots	1450	6,000		
Dunbar Gardens	Paint stairwells	1450	10,000		
Dunbar Gardens	Replace broken sidewalks	1450	900		
Dunbar Gardens	Replacement Upgrade	1460	7,518		
Dunbar Gardens	Tuck point brickwork	1460	25,000		
Dunbar Gardens	Replace steps at two units	1460	4,000		
Dunbar Gardens	Convert comm. center RR to 504 accessible	1470	5,000		
Pemberton Heights	Landscaping/Tree Trimming	1450	3,337		
Pemberton Heights	Replace kitchen cabinets/Counter tops	1460	20,000		
Pemberton Heights	Replacement Upgrade	1460	4,626		
Pemberton Heights	Paint all common areas	1460	10,000		
Pemberton Heights	Renovate 1st floor bathrooms	1460	4,400		
Pemberton Heights	Install corner guards in hallway	1460	6,000		
Pemberton Heights	Replace screens on sliding doors	1460	1,500		
Pemberton Heights	New furniture for public area	1465	5,000		
Pemberton Heights	Exhaust fan in trash room	1470	900		
Pemberton Heights	Repaint steel garage door jambs	1470	3,000		
Scattered Sites	Landscaping/Tree Trimming	1450	13,172		
Scattered Sites	Sod & landscaping (incl Bales & Cherry)	1450	60,000		
Scattered Sites	6910 Cleveland (back yard floods)	1450	6,000		
Scattered Sites	Replacement Upgrade	1460	55,000		
Scattered Sites	Remodel 40 JOC units @ 8/yr.	1460	70,000		
Scattered Sites	6847 Askew (back flow preventer)	1460	6,000		
Scattered Sites	2908 White (re-roof)	1460	7,500		
Scattered Sites	10641 Bales (back flow preventer)	1460	5,000		
Scattered Sites	127 N. Elmwood (flooding basement)	1460	4,975		
Scattered Sites	1123 Monroe (flooding and sagging floor)	1460	5,380		
Scattered Sites	2620 lawn (new fort porch & foundation fix)	1460	5,000		
Scattered Sites	3339 Cypress (gutter & leaking roof)	1460	5,450		
Scattered Sites	3731 Lydia (septic tank problem)	1460	6,750		
Scattered Sites	Misc. repairs to be done by Mgmt Co	1460	10,150		
Scattered Sites	7404 Park (full rehab)	1460	30,000		
Scattered Sites	5507 Brooklyn (full rehab)	1460	45,000		
Scattered Sites	4901 E. 40th Terr (full rehab)	1460	40,000		

Scattered Sites	3720 Cypress (full rehab)	1460	30,000			
	<b>TOTAL</b>		2,764,063	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
PART III: Implementation Schedule							
<b>PHA Name:</b> Housing Authority of Kansas City, Missouri			<b>Grant Type and Number: 501-05</b> Capital Fund Program Grant No:  Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 2005</b>	
Development Number Name/HA Wide Activities	All Funds Obligated (Quarter Ending Date) 6/30/2007			All Funds Expended (Quarter Ending Date) 6/30/2008			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>HAKC WIDE</b>	1,746,348	0	0	0	0	0	
<b>Chouteau Courts</b>	86,004	0	0	0	0	0	
<b>TB Watkins</b>	140,385	0	0	0	0	0	
<b>Guinotte Manor</b>	13,000	0	0	0	0	0	
<b>Wayne Minor</b>	22,203	0	0	0	0	0	
<b>Riverview</b>	75,645	0	0	0	0	0	
<b>West Bluff</b>	61,956	0	0	0	0	0	
<b>Brush Creek</b>	91,964	0	0	0	0	0	
<b>Dunbar Gardens</b>	62,418	0	0	0	0	0	
<b>Pemberton Heights</b>	58,763	0	0	0	0	0	
<b>Scattered Sites</b>	405,377	0	0	0	0	0	
<b>TOTAL</b>	<b>2,764,063</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Annual Statement/Performance and Evaluation Report**

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

<b>PHA Name:</b> Housing Authority of Kansas City, Missouri	<b>Grant Type and Number: 501-05</b> Capital Fund Program Grant No:  Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  2005
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{ } Original Annual Statement { } Reserve for Disaster/Emergencies { } Revised Annual Statement (revision no: \_\_\_)  
{ } Performance and Evaluation Report for Period Ending: \_\_\_\_\_ { } Final Performance and Evolution Report.

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	55,494			
2	1406 Operations	218,000	0	0	0
3	1408 Management Improvements	475,942	0	0	0
4	1410 Administration	276,406	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	50,000	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvements	209,550	0	0	0
10	1460 Dwelling structures	731,065	0	0	0
11	1465.1 Dwelling Equipment-Non expendable	27,500	0	0	0
12	1470 Non -dwelling Structures	42,400	0	0	0
13	1475 Non-dwelling Equipment	75,200	0	0	0
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	658,000	0	0	0
20	1502 Contingencies	0	0	0	0
21	<b>Amount of Annual Grant ( sum of lines 2-20)</b>	<b>2,764,063</b>			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line Related to Section 504 Compliance				

**Annual Statement/Performance and Evaluation Report**

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

<b>PHA Name:</b> Housing Authority of Kansas City, Missouri	<b>Grant Type and Number: 501-04</b> Capital Fund Program Grant No: MO169002501-04 (CFP2004) Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2004
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{ } Original Annual Statement { } Reserve for Disaster/Emergencies { } Revised Annual Statement (revision no:\_\_\_)  
{ } 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			
2	1406 Operations	120,000	92,816	0	0
3	1408 Management Improvements	410,000	410,000	117,948	117,948
4	1410 Administration	287,519	287,519	256,383	256,383
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	1,000	1,000	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvements	176,305	247,615	101,444	134
10	1460 Dwelling structures	1,122,681	1,078,555	183,268	953
11	1465.1 Dwelling Equipment-Non expendable	45,000	45,000	1,352	1,352
12	1470 Non -dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	79,875	79,875	817	0
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	658,000	658,000	0	0
20	1502 Contingencies				
21	<b>Amount of Annual Grant ( sum of lines 2-20)</b>	<b>2,900,380</b>	<b>2,900,380</b>	<b>661,212</b>	<b>376,770</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line Related to Section 504 Compliance				

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages							
<b>PHA Name:</b> Housing Authority of Kansas City, Missouri		<b>Grant Type and Number: 501-04</b> Capital Fund Program Grant No: MO169002501-04 (CFP2004) Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 2004</b>		
Development Number	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Obligated	Expended
Name/HA Wide Activities							
HAKC	Operating Costs	1406		120,000	92,816.00	0	0
HAKC	Executive Initiatives	1408		110,000	110,000.00	80,052	80,052
HAKC	Acquire Office space	1408		120,000	120,000.00	37,896	37,896
HAKC	Staff Training	1408		25,000	25,000.00	0	0
HAKC	MIS Upgrade	1408		75,000	75,000.00	0	0
HAKC	Resident Employment Opportunities	1408		45,000	45,000.00	0	0
HAKC	Sundry	1408		35,000	35,000.00	0	0
HAKC	Non-technical Salaries& Benefits	1410		287,519	287,519.00	256,383	256,383
HAKC	Maintenance Equipment	1475		4,000	4,000.00	817	0
HAKC	Office Equipment	1475		64,000	64,000.00	0	0
HAKC	Debt Services	1501		658,000	658,000.00	0	0
Chouteau Court	Landscaping/Tree Trimming	1450		2,000	2,000.00	0	0
Chouteau Court	Replacement Upgrade	1460		5,000	5,000.00	1,780	0
Chouteau Court	Clean roots from sewer lines	1460		5,000	5,000.00	0	0
Chouteau Court	Building Damage Repair @ CC	1460		0	10,000.00	10,000.00	0.00
Chouteau Court	Security Cameras in/outside	1475		8,875	8,875.00	0	0
T B Watkins	Landscaping/Tree Trimming	1450		3,000	3,000.00	0	0
T B Watkins	Drainage Repair	1450		34,140	34,140.00	0	0
Guinotte Manor	Landscaping/Tree Trimming	1450		3,000	3,000.00	0	0
Guinotte Manor	Concrete approach road for dumpster	1450		7,500	7,500.00	0	0
Guinotte Manor	Replacement Upgrade	1460		5,390	5,390.00	0	0
Guinotte Manor	Stain seal wood decks	1460		6,000	6,000.00	0	0
Guinotte Manor	Shower stalls for 504 units	1460		12,000	12,000.00	0	0
Wayne Minor	Landscaping/Tree Trimming	1450		2,058	2,058.00	0	0
Wayne Minor	Replacement Upgrade	1460		7,645	7,645.00	0	0
Wayne Minor	Locks for access doors	1460		1,875	1,875.00	0	0
Riverview	Landscaping/Tree Trimming	1450		3,000	3,000.00	0	0

Riverview	Playground Mulch	1450		2,500	2,500.00	0	0
Riverview	Erosion Control SE of Comm. Center	1450		2,000	2,000.00	0	0
Riverview	Paint Trim & Doors	1450		25,000	25,000.00	0	0
Riverview	Replace broken playground Equipment	1450		4,000	4,000.00	0	0
Riverview	Drain from step to street	1450		2,000	2,000.00	0	0
Riverview	Repair walk@476a Highland	1450		1,000	1,000.00	0	0
Riverview	Replacement Upgrade	1460		7,495	7,495.00	2,806	0
West Bluff	Landscaping/Tree Trimming	1450		2,000	2,000.00	134	134
West Bluff	Additional Clothes lines	1450		4,000	4,000.00	0	0
West Bluff	Replacement Upgrade	1460		7,703	7,703.00	0	0
West Bluff	Replace Kitchen cabinets	1460		25,000	25,000.00	0	0
West Bluff	Clean routs from sewer lines	1460		5,000	5,000.00	0	0
West Bluff	Replace Appliances	1465		45,000	45,000.00	1,352	1,352
West Bluff	Community room furniture	1475		3,000	3,000.00	0	0
Brush Creek	Landscaping/Tree Trimming	1450		2,000	2,000.00	0	0
Brush Creek	Building joint repairs	1460		1,884	1,884.00	592	592
Brush Creek	Replacement Upgrade	1460		6,368	6,368.00	0	0
Brush Creek	HVAC Repairs	1460		523,600	497,190.00	0	0
Dunbar Gardens	Assess apartment wiring	1430		1,000	1,000.00	0	0
Dunbar Gardens	Landscaping/Tree Trimming	1450		1,807	1,807.00	0	0
Dunbar Gardens	Replacement Upgrade	1460		7,518	7,518.00	0	0
Dunbar Gardens	Clean roots from sewer lines	1460		5,000	5,000.00	0	0
Dunbar Gardens	Bathroom modernization	1460		82,000	82,000.00	0	0
Dunbar Gardens	Repair Concrete sloughing	1460		10,000	10,000.00	0	0
Pemberton Heights	Landscaping/Tree Trimming	1450		2,000	2,000.00	0	0
Pemberton Heights	Gat for fence to garden	1450		500	500.00	0	0
Pemberton Heights	Replacement Upgrade	1460		4,626	4,626.00	360	360
Pemberton Heights	Building joint repairs	1460		176,000	62,225.00	62,225.00	0.00
Pemberton Heights	Fix leaky roof vents	1460		6,000	6,000.00	0	0
Pemberton Heights	Mold Remediation @ PEM	1460		0	58,875.00	58,875.00	0.00
Pemberton Heights	Replacement cove base & sheetrock	1460		0	27,184.00	27,184.00	1.00
Scattered Sites	Landscaping/Tree Trimming	1450		8,000	8,000.00	0	0
Scattered Sites	Fill Trenches @ Heritage units	1450		7,500	7,500.00	0	0
Scattered Sites	Tree removal (13 units)	1450		21,300	21,300.00	0	0
Scattered Sites	Fences ( 5 units)	1450		6,000	6,000.00	0	0
Scattered Sites	Landscape Bales & Cherry	1450		30,000	101,310.00	101,310.00	0.00
Scattered Sites	Storm/Screen door & appliances	1460		20,000	20,000.00	0	0
Scattered Sites	Replacement Upgrade	1460		25,677	25,677.00	19,446	0
Scattered Sites	Power wash & seal decks ( N dist)	1460		7,500	7,500.00	0	0
Scattered Sites	Paint in/outside 20 units	1460		28,000	28,000.00	0	0
Scattered Sites	Driveway replacement- 5 units	1460		20,000	20,000.00	0	0

Scattered Sites	Roof replacement ( 4 units)	1460		10,400	10,400.00	0	0
Scattered Sites	Re-modernize 8 units/year	1460		100,000	100,000.00	0	0
	<b>Total</b>			<b>2,900,380</b>	<b>2,900,380</b>	<b>661,212</b>	<b>376,770</b>

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**PART III: Implementation Schedule**

<b>PHA Name:</b> Housing Authority of Kansas City, Missouri	<b>Grant Type and Number: 501-04</b> Capital Fund Program Grant No: MO169002501-04 (CFP2004) Replacement Housing Factor Grant No:	<b>Federal FY of Grant: 2004</b>
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Development Number Name/HA Wide Activities	All Funds Obligated (Quarter Ending Date) 5/30/2004			All Funds Expended (Quarter Ending Date) 5/30/2006			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>HAKC WIDE</b>	1,543,519	1,516,335	375,148	1,543,519	1,516,335	374,331	
<b>Chouteau Courts</b>	20,875	30,875	11,780	20,875	30,875	0	
<b>TB Watkins</b>	37,140	37,140	0	37,140	37,140	0	
<b>Guinotte Manor</b>	33,890	33,890	0	33,890	33,890	0	
<b>Wayne Minor</b>	11,578	11,578	0	11,578	11,578	0	
<b>Riverview</b>	46,995	46,995	2,806	46,995	46,995	0	
<b>West Bluff</b>	91,703	91,703	1,486	91,703	91,703	1,486	
<b>Brush Creek</b>	533,852	507,442	592	533,852	507,442	592	
<b>Dunbar Gardens</b>	107,325	107,325	0	107,325	107,325	0	
<b>Pemberton Heights</b>	189,126	161,410	148,644	189,126	161,410	361	
<b>Scattered Sites</b>	284,377	355,687	120,756	284,377	355,687	0	
<b>TOTAL</b>	<b>2,900,380</b>	<b>2,900,380</b>	<b>661,212</b>	<b>2,900,380</b>	<b>2,900,380</b>	<b>376,770</b>	

**Annual Statement/Performance and Evaluation Report**

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

<b>PHA Name:</b> Housing Authority of Kansas City, Missouri	<b>Grant Type and Number: 502-03</b> Capital Fund Program Grant No: MO16P002502-03 (CFP2003) Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2003
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{ } Original Annual Statement { } Reserve for Disaster/Emergencies { } Revised Annual Statement (revision no: \_\_\_\_)  
{ } 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	17,290	15,289	828	378
3	1408 Management Improvements	72,673	72,674	46,542	46,542
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvements	11,253	12,753	4,940	4,940
10	1460 Dwelling structures	328,991	329,491	186,182	45,494
11	1465.1 Dwelling Equipment-Non expendable	17,000	17,000	0	0
12	1470 Non -dwelling Structures	5,900	5,900	176	0
13	1475 Non-dwelling Equipment	18,360	18,360	14,752	701
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	0	0	0	0
20	1502 Contingencies	0	0	0	0
21	<b>Amount of Annual Grant ( sum of lines 2-20)</b>	<b>471,467</b>	<b>471,467</b>	<b>253,420</b>	<b>98,055</b>
22	<b>Amount of line 21 Related to LBP Activities</b>	<b>0</b>	<b>0</b>		
23	<b>Amount of line Related to Section 504 Compliance</b>	<b>15,000</b>	<b>15,000</b>		
24	<b>Amount of line 21 Related to Security-Soft Costs</b>	<b>0</b>	<b>0</b>		
25	<b>Amount of line 21 Related to Security-Hard Costs</b>	<b>0</b>	<b>0</b>		
26	<b>Amount of Line 21 Related to Energy Conservation Measures</b>	<b>145,899</b>	<b>145,899</b>		

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages**

PHA Name: Housing Authority of Kansas City, Missouri		Grant Type and Number: 502-03 Capital Fund Program Grant No: MO16P002502-03 (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		Status of Work
				Original	Revised	Obligated	Expended	
HAKC Wide	Operating Costs	1406		17,290	14,961	500	50	
HAKC Wide	Travel Exec	1406		0	328	328	328	
HAKC Wide	Receivership/Executive Initiatives	1408		32,673	32,673	32,673	32,673	
HAKC Wide	Staff Training	1408		10,000	10,000	0	0	
HAKC Wide	MIS software Upgrade	1408		12,000	13,063	13,063	13,063	
HAKC Wide	Resident Employment Opportunities	1408		11,000	11,000	0		
HAKC Wide	Sundry	1408		7,000	5,132	0		
HAKC Wide	Office Equipment-MIS	1408		0	806	806	806	
HAKC Wide	Office Equipment	1475		17,000	17,000	14,609	558	
HAKC Wide	Maintenance Equipment	1475		360	360	143	143	
Chouteau Courts	Out of Scope Repairs	1460		20,500	24,513	24,513	22,123	
TB Watkins	Sidewalks	1450		0	500	500	500	
TB Watkins	Seal Wood Landings	1460		19,232	19,232	19,232	0	
TB Watkins	Handicap Door Opener	1470		2,000	2,000	176	0	
TB Watkins	Replacement handicap Chair Lift	1470		3,900	3,900	0	0	
Riverview Gardens	Concrete Erosion Control pads	1450		6,813	6,313	0	0	
Riverview Gardens	Picnic Tables	1475		1,000	1,000	0	0	
West Bluff	Repair Porch Drainage	1460		6,329	6,329	0	0	
Brush Creek	Replace Chiller	1460		108,546	108,546	8,051	7,700	
Brush Creek	Modernize 18 Kitchen & Baths	1460		60,000	60,000	60,000	0	
Brush Creek	Elevator Repairs	1460		49,841	45,820	43,175	0	
Brush Creek	HVAC Repair	1460		30,353	26,840	0	0	
Pemberton Heights	Coil Cleaning @ PEM	1460		0	4,021	4,021	4,021	
Pemberton Heights	Trash Compactor	1465		10,000	10,000	0	0	
Pemberton Heights	Elevator Repairs	1465		7,000	7,000	0	0	
Scattered Sites	Land Scaping	1450		4,440	5,940	4,440	4,440	
Scattered Sites	Storm Doors & Appliances	1460		7,000	7,000	0	0	

Scattered Sites	Replacement Upgrades	1460		9,730	9,730	9,730	3,836	
Scattered Sites	Comprehensive Modernization	1460		17,460	17,460	17,460	7,814	
	<b>TOTAL</b>			<b>471,467</b>	<b>471,467</b>	<b>253,420</b>	<b>98,055</b>	

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**PART III: Implementation Schedule**

<b>PHA Name:</b> Housing Authority of Kansas City, Missouri	<b>Grant Type and Number: 502-03</b> Capital Fund Program Grant No: MO16P002502-03 (CFP2003) Replacement Housing Factor Grant No:	<b>Federal FY of Grant: 2003</b>
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Development Number Name/HA Wide Activities	All Funds Obligated (Quarter Ending Date) 9/30/2005			All Funds Expended (Quarter Ending Date) 9/30/2006			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>HAKC WIDE</b>	107,323	105,323	62,122	107,323	105,323	47,621	
<b>Chouteau Courts</b>	20,500	24,513	24,513	20,500	24,513	22,123	
<b>TB Watkins</b>	25,132	25,632	19,908	25,132	25,632	500	
<b>Riverview</b>	7,813	7,313	0	7,813	7,313	0	
<b>West Bluff</b>	6,329	6,329	0	6,329	6,329	0	
<b>Brush Creek</b>	248,740	241,206	111,226	248,740	241,206	7,700	
<b>Pemberton Heights</b>	17,000	21,021	4,021	17,000	21,021	4,021	
<b>Scattered Sites</b>	38,630	40,130	31,630	38,630	40,130	16,090	
<b>TOTAL</b>	471,467	471,467	253,419	471,467	471,467	98,055	

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Housing Authority of Kansas City, Missouri			<b>Grant Type and Number: 501-03</b> Capital Fund Program Grant No: MO16P002501-03 (CFP2003) Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:____) <input type="checkbox"/> Performance and Evaluation Report for Period Ending:_____ <input type="checkbox"/> Final Performance and 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	50,080	49,605	49,605	45,296
3	1408 Management Improvements	305,981	283,483	234,642	234,642
4	1410 Administration	126,089	126,089	126,089	126,089
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	8,250	38,616	38,616	32,116
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvements	205,044	200,404	194,896	159,055
10	1460 Dwelling structures	589,747	586,994	430,181	364,968
11	1465.1 Dwelling Equipment-Non expendable	0	0	0	0
12	1470 Non -dwelling Structures	4,500	4,500	4,500	0
13	1475 Non-dwelling Equipment	63,000	63,000	63,000	45,383
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	858,000	858,000	856,438	856,438
20	1502 Contingencies	0	0	0	0
21	<b>Amount of Annual Grant ( sum of lines 2-20)</b>	<b>2,210,691</b>	<b>2,210,691</b>	<b>1,997,967</b>	<b>1,863,987</b>
22	Amount of line 21 Related to LBP Activities	0	0		
23	Amount of line Related to Section 504 Compliance	5,280	5,280		
24	Amount of line 21 Related to Security-Soft Costs	0	0		
25	Amount of line 21 Related to Security-Hard Costs	4,640	4,640		
26	Amount of Line 21 Related to Energy Conservation Measures	249,181	249,181		

<b>Annual Statement/Performance and Evaluation Report</b>							
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages</b>							
<b>PHA Name:</b> Housing Authority of Kansas City, Missouri			<b>Grant Type and Number: 501-03</b> Capital Fund Program Grant No: MO16P002501-03 (CFP2003) Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 2003</b>	
Development Number	General Description of Major Work Categories	Dev. Account No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Obligated	Expended	
Name/HA Wide Activities							
HAKC Wide	Operating Costs	1406	50,080	45,300	45,300	44,260	
HAKC Wide	Sundry Maint	1406	0	1,036	1,036	1,036	
TB Watkins	Maint Elec @ TB	1406	0	2,000	2,000	0	
Brush Creek	Maint Elec @ BC	1406	0	1,269	1,269	0	
HAKC Wide	Executive Initiatives	1408	112,000	112,000	112,000	112,000	
HAKC Wide	Office Rent	1408	83,981	83,981	83,981	83,981	
HAKC Wide	Staff Training	1408	15,000	15,000	0	0	
HAKC Wide	MIS software Upgrade	1408	38,000	34,811	34,811	34,811	
HAKC Wide	MIS Office Equipment	1408	0	3,548	3,548	3,548	
HAKC Wide	Resident Employment Opportunities	1408	34,000	33,641	0	0	
HAKC Wide	Sundry	1408	23,000	502	302	302	
HAKC Wide	Non Technical Salaries	1410	126,089	126,089	126,089	126,089	
Chouteau Courts	Engineering Studies	1430	250	250	250	250	
TB Watkins	Architect fees @ TB	1430	0	1,900	1,900	1,900	
Wayne Minor	Architect fees @ WM	1430	0	21,966	21,966	21,966	
West Bluff	Landscape Architect	1430	8,000	8,000	8,000	8,000	
Brush Creek	roof Engineering @ BC	1430	0	6,500	6,500	0	
Chouteau Courts	Landscaping	1450	24,470	24,470	24,470	24,470	
Guinotte Manor	Landscaping	1450	10,525	10,525	10,525	10,525	
Wayne Minor	Decorative Fencing	1450	116,000	116,000	116,000	116,000	
West Bluff	Playground	1450	23,141	23,141	23,141	0	
Brush Creek	Sliding Gate in Parking Lot	1450	4,640	0	0	0	
Brush Creek	Replace of Roof	1450	5,508	5,508	0	0	
Scattered Sites	Land Scaping	1450	20,760	20,760	20,760	8,060	
Chouteau Courts	Replacement Upgrade	1460	49,750	64,042	64,042	64,042	
TB Watkins	Replacement Upgrade & alarm locks	1460	0	4,908	4,908	0	
Guinotte Manor	Paint Front Porches	1460	60,000	50,512	50,512	50,512	

Guinotte Manor	Paint Handrails @ GM	1460	0	7,875	7,875	7,875	
Riverview Gardens	Paint Trim @ riverview	1460	25,000	25,000	25,000	0	
Brush Creek	Boiler Repair	1460	2,100	2,077	2,018	2,018	
Brush Creek	HVAC Study & Repair	1460	189,580	156,958	23,204	14,215	
Brush Creek	Fire Alarm Repair	1460	0	2,601	2,601	0	
Brush Creek	Replace Corroded Sewer Lines	1460	0	6,910	6,910	6,910	
Dunbar Gardens	Modernize bathroom	1460	16,750	14,237	14,237	14,237	
Dunbar Gardens	Exterior Walls Repair	1460	38,000	37,760	37,760	15,000	
Pemberton Heights	HVAC Study & Repair	1460	16,696	16,696	16,696	16,696	
Scattered Sites	Storm Doors and Appliances	1460	23,000	23,000	0	0	
Scattered Sites	Replacement Upgrade	1460	36,000	43,438	43,438	43,438	
Scattered Sites	New Construction	1460	132,871	130,980	130,980	130,025	
TB Watkins	Handicap Door Open @ Clymer	1470	4,500	4,500	4,500	0	
HAKC Wide	Maintenance Equipment	1475	5,000	2,381	2,381	0	
HAKC Wide	Office Equipment	1475	58,000	60,619	60,619	45,383	
HAKC Wide	Bond Debt reserve	1501	200,000	62,382	62,382	62,382	
HAKC Wide	Debt Service Commercial Loan payment	1501	658,000	795,618	794,056	794,056	
	<b>Amount of Annual Grant</b>		2,210,691	2,210,691	1,997,967	1,863,987	0.00

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**PART III: Implementation Schedule**

<b>PHA Name:</b> Housing Authority of Kansas City, Missouri	<b>Grant Type and Number: 501-03</b> Capital Fund Program Grant No: MO16P002501-03 (CFP2003) Replacement Housing Factor Grant No:	<b>Federal FY of Grant: 2003</b>
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Development Number Name/HA Wide Activities	All Funds Obligated (Quarter Ending Date) 6/30/2005			All Funds Expended (Quarter Ending Date) 6/30/2006			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
	<b>HAKC WIDE</b>	1,403,150	1,376,908	1,326,505	1,403,150	1,376,908	
<b>Chouteau Courts</b>	74,470	88,762	88,762	74,470	88,762	88,762	
<b>TB Watkins</b>	4,500	13,308	13,308	4,500	13,308	1,900	
<b>Guinotte Manor</b>	70,525	68,912	68,912	70,525	68,912	68,912	
<b>Wayne Minor</b>	116,000	137,966	137,966	116,000	137,966	137,966	
<b>Riverview Gardens</b>	25,000	25,000	25,000	25,000	25,000	-	
<b>West Bluff</b>	31,141	31,141	31,141	31,141	31,141	8,000	
<b>Brush Creek</b>	201,828	181,823	42,502	201,828	181,823	23,143	
<b>Dunbar Gardens</b>	54,750	51,997	51,997	54,750	51,997	29,237	
<b>Pemberton Heights</b>	16,696	16,696	16,696	16,696	16,696	16,696	
<b>Scattered Sites</b>	212,631	218,178	195,178	212,631	218,178	181,523	
<b>Amount of Annual Grant</b>	2,210,691	2,210,691	1,997,967	2,210,691	2,210,691	1,863,987	

**Annual Statement/Performance and Evaluation Report**

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

<b>PHA Name:</b> Housing Authority of Kansas City, Missouri	<b>Grant Type and Number: 501-02</b> Capital Fund Program Grant No: MO16P002501-02 (CFP2002) Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2002
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{ } Original Annual Statement { } Reserve for Disaster/Emergencies { } Revised Annual Statement (revision no:\_\_\_)  
{ } 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	134,069	126,375	126,375	126,183
3	1408 Management Improvements	282,839	282,840	282,840	282,840
4	1410 Administration	287,518	287,518	287,518	287,518
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	23,450	450	450	450
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvements	63,665	62,484	62,484	62,484
10	1460 Dwelling structures	879,883	911,616	911,616	866,537
11	1465.1 Dwelling Equipment-Non expendable	10,001	10,451	10,451	7,928
12	1470 Non -dwelling Structures	19,590	19,590	19,590	19,590
13	1475 Non-dwelling Equipment	41,994	41,685	41,685	30,573
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	656,439	656,439	656,439	656,439
20	1502 Loan Repayment	447,997	447,997	447,997	447,997
21	<b>Amount of Annual Grant ( sum of lines 2-20)</b>	<b>2,847,445</b>	<b>2,847,445</b>	<b>2,847,445</b>	<b>2,788,539</b>
22	Amount of line 21 Related to LBP Activities	0	0		
23	Amount of line Related to Section 504 Compliance	2,000	2,989		
24	Amount of line 21 Related to Security -Soft Costs	0	0		
25	Amount of line 21 Related to Security -Hard Costs	0	1,285		
26	Amount of line 21 Related to Energy Conservation	91,559	91,559		

<b>Annual Statement/Performance and Evaluation Report</b>						
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages</b>						
<b>PHA Name:</b> Housing Authority of Kansas City, Missouri		<b>Grant Type and Number: 501-02</b> Capital Fund Program Grant No: MO16P002501-02 (CFP2002) Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2002</b>	
<b>Development Number</b>	<b>General Description of Major Work Categories</b>	<b>Dev. Account No.</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
<b>Name/HA Wide Activities</b>						
			<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>
HAKC	Operating Cost	1406	66,504	41,818	41,818	41,818
HAKC	Salary C&D & Planning	1406	58,886	72,947	72,947	72,947
HAKC	Benefits	1406	8,679	6,948	6,948	6,948
HAKC	Salaries/Finance	1406	0	4,470	4,470	4,470
Brush Creek	Electric Force Acct	1406	0	192	192	0
HAKC	Receivership Administration	1408	193,635	193,636	193,636	193,636
HAKC	Agency Office Space	1408	68,470	68,470	68,470	68,470
HAKC	MIS Software	1408	20,229	20,229	20,229	20,229
HAKC	Office Space Rehab	1408	505	505	505	505
HAKC	Non Technical Salary	1410	287,518	287,518	287,518	287,518
HAKC	Legal Fees	1430	23,000	0	0	0
Chouteau Courts	A & E Fees/Chouteau	1430	450	450	450	450
Chouteau Courts	Security Camera	1450	0	1,285	1,285	1,285
T B Watkins	Landscaping TB Watkins	1450	4,890	4,890	4,890	4,890
West Bluff	Volleyball Courts WB	1450	10,500	10,500	10,500	10,500
West Bluff	Drainage Repair WB	1450	48,275	42,724	42,724	42,724
Brush Creek	Resurface Driveway BC	1450	0	3,085	3,085	3,085
Chouteau Courts	Replacement Upgrades	1460	23,178	16,227	16,227	15,218
T B Watkins	Replacement Upgrades	1460	20,550	20,550	20,550	20,550
T B Watkins	Porch Drain Repair	1460	0	34,150	34,150	0
T B Watkins	Water Meter Install-TB	1460	3,696	3,696	3,696	3,696
Guinotte	Replace Upgrades GM	1460	550	550	550	550
Wayne Minor	Decorative Fence Wayne Minor	1460	71,885	71,855	71,855	71,855
Wayne Minor	Modernize Units Wayne Minor	1460	397,656	397,656	397,656	397,656

Wayne Minor	Comp Modernize Wayne Minor	1460	27,740	27,740	27,740	27,740
Riverview	504 Doors FDLC	1460	2,000	2,000	2,000	2,000
West Bluff	Replacement Upgrades WB	1460	14,650	14,650	14,650	12,641
West Bluff	Winterize West Bluff	1460	23,750	23,703	23,703	23,703
West Bluff	Repair due to termites WB	1460	1,782	1,782	1,782	0
Brush Creek	Fire Alarm repair	1460	0	5,963	5,963	192
Brush Creek	Retube Boiler- Brush Creek	1460	18,160	18,160	18,160	18,160
Brush Creek	Replace Coils and Thermos BC	1460	87	87	87	87
Dunbar	Replacement Upgrade Dunbar	1460	16,988	16,988	16,988	16,988
Dunbar	Modernize Bathroom Dunbar	1460	16,750	16,750	16,750	16,750
Dunbar	Weatherstrip doors Dunbar	1460	1,502	1,502	1,502	1,502
Pemberton	Kitchen counter/cabinet PEM	1460	1,168	1,168	1,168	1,168
Scattered Sites	Comp Modernize SC sites	1460	237,051	235,699	235,699	235,341
Scattered Sites	Storm Screen Door-Scattered site	1460	740	740	740	740
Brush Creek	Replace trash Compactor BC	1465	7,928	7,928	7,928	7,928
Scattered Sites	Appliances-Scattered Sites	1465	2,073	2,523	2,523	0
Chouteau Courts	Roof Repair- CC	1470	19,590	19,590	19,590	19,590
HAKC	Handicapped Doors-FDLC	1475	2,989	2,989	2,989	2,989
HAKC	Office Equipment-HAKC	1475	28,021	27,712	27,712	27,584
West Bluff	Playground Equipment WB	1475	10,984	10,984	10,984	0
Scattered Sites	Relocation-Scattered Sites	1495	0	0	0	0
HAKC	Bond principle	1501	492,792	492,792	492,792	492,792
HAKC	Interest on Loan	1501	163,647	163,647	163,647	163,647
HAKC	Loan Repay-Sect 8	1502	447,997	447,997	447,997	447,997
	<b>Amount of Annual Grant</b>		<b>2,847,445</b>	<b>2,847,445</b>	<b>2,847,445</b>	<b>2,788,539</b>

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**PART III: Implementation Schedule**

<b>PHA Name:</b> Housing Authority of Kansas City, Missouri		<b>Grant Type and Number: 501-02</b> Capital Fund Program Grant No: MO16P002501-02 (CFP2002) Replacement Housing Factor Grant No:					<b>Federal FY of Grant: 2002</b>
Development Number Name/HA Wide Activities	All Funds Obligated (Quarter Ending Date) 5/30/2004			All Funds Expended (Quarter Ending Date) 5/30/2006			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>HAKC WIDE</b>	1,862,872	1,831,678	1,831,678	1,862,872	1,831,678	1,831,550	
<b>Chouteau Courts</b>	43,218	37,552	37,552	43,218	37,552	36,543	
<b>TB Watkins</b>	29,136	63,286	63,286	29,136	63,286	29,136	
<b>Guinotte Manor</b>	550	550	550			550	
<b>Wayne Minor</b>	497,281	497,251	497,251	497,281	497,251	497,251	
<b>Riverview</b>	2,000	2,000	2,000	2,000	2,000	2,000	
<b>West Bluff</b>	109,941	104,343	104,343	109,941	104,343	89,568	
<b>Brush Creek</b>	26,175	35,415	35,415	26,175	35,415	29,452	
<b>Dunbar Gardens</b>	35,240	35,240	35,240	35,240	35,240	35,240	
<b>Pemberton Heights</b>	1,168	1,168	1,168	1,168	1,168	1,168	
<b>Scattered Sites</b>	239,864	238,962	238,962	239,864	238,962	236,081	
<b>TOTAL</b>	2,847,445	2,847,445	2,847,445	2,846,895	2,846,895	2,788,539	

