

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

---

# Housing Authority of Kansas City, Missouri

## PHA Plans

Annual Plan for Fiscal Year 2008

**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, Missouri **PHA Number:** MO 002

**PHA Fiscal Year Beginning:** 01/2008

**PHA Programs Administered:**

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

Number of public housing units: **1,920** Number of S8 units:      Number of public housing units:

Number of S8 units: **7,610**

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

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
<b>Participating PHA 1:</b>				
<b>Participating PHA 2:</b>				
<b>Participating PHA 3:</b>				

**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)

**Annual PHA Plan**  
**PHA Fiscal Year 2008**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

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

The 2008 Annual Plan complies with each of the requirements of 24 CFR Part 903. Significant aspects that HAKC will face in 2008 will be full implementation of site-based management and site based accounting. In addition, HAKC intends to revise its public housing lease, grievance hearing policy and the ACOP following consultation with the residents of public housing.

Affordable housing continues to be a significant need in HAKC's jurisdiction of operations. HAKC intends to utilize its affiliate and/or instrumentalities to cooperate or partner with other entities to create and preserve affordable housing. Further HAKC will continue to focus on strategies to preserve and improve its public housing. HAKC will also continue to focus on strengthening its Housing Choice Voucher program with an emphasis on quality customer service and high utilization of both vouchers and budget.

Significant initiatives in this Plan include the disposition of various parcels of property owned by HAKC but not used for public housing purposes. Such parcels include undeveloped properties and properties that are not viable. Disposition of the parcels will be approved by the Board of Commissioners at public meetings and also approved by the Special Master.

One of the most significant challenges that HAKC faces is the continued shortage of subsidies for the public housing program. The cost study commissioned by HUD clearly showed that HAKC has been under funded the past several years. While under the new operating fund rule, HAKC is designated a "gainer" the funding level proposed for 2008 do not appear to be sufficient to provide HAKC with the subsidy level it needs to operate. HAKC will continue to identify and implement cost control measures in order to provide quality housing to its clients.

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

[24 CFR Part 903.7 9 (r)]

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

#### **Table of Contents**

	<u>Page #</u>
<b>Annual Plan</b>	
i. Executive Summary	1
ii. Table of Contents	
1. Housing Needs	6
2. Financial Resources	11
3. Policies on Eligibility, Selection and Admissions	12
4. Rent Determination Policies	20
5. Operations and Management Policies	23
6. Grievance Procedures	24
7. Capital Improvement Needs	25
8. Demolition and Disposition	28
9. Designation of Housing	36
10. Conversions of Public Housing	37
11. Homeownership	38
12. Community Service Programs	39
13. Crime and Safety	43
14. Pets (Inactive for January 1 PHAs)	44
15. Civil Rights Certifications (included with PHA Plan Certifications)	44
16. Audit	44
17. Asset Management	45
18. Other Information	46

#### **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:

- |                                     |   |                     |
|-------------------------------------|---|---------------------|
| <input type="checkbox"/>            | Admissions Policy for Deconcentration   |                     |
| <input checked="" type="checkbox"/> | FY 2005 Capital Fund Program Annual Statement   | <b>Attachment A</b> |
| <input type="checkbox"/>            | Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) |                     |
| <input checked="" type="checkbox"/> | List of Resident Advisory Board Members   | <b>Attachment C</b> |
| <input checked="" type="checkbox"/> | List of Resident Board Member   | <b>Attachment D</b> |
| <input checked="" type="checkbox"/> | Community Service Description of Implementation   | <b>Attachment E</b> |
| <input checked="" type="checkbox"/> | Information on Pet Policy   | <b>Attachment F</b> |
| <input type="checkbox"/>            | Section 8 Homeownership Capacity Statement, if applicable   |                     |
| <input checked="" type="checkbox"/> | Description of Homeownership Programs, if applicable  | <b>Attachment G</b> |

#### Optional Attachments:

- |                                     |  |                     |
|-------------------------------------|--|---------------------|
| <input checked="" type="checkbox"/> | PHA Management Organizational Chart                  | <b>Attachment H</b> |
| <input checked="" type="checkbox"/> | FY 2005 Capital Fund Program 5 Year Action Plan      | <b>Attachment B</b> |
| <input type="checkbox"/>            | Public Housing Drug Elimination Program (PHDEP) Plan |                     |

Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)

**Attachment I**

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	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

<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	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	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
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	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
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

**1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Location
Income <= 30% of AMI	35,800	5	5	5	5	5	5
Income >30% but <=50% of AMI	24,507	4	4	4	4	4	4
Income >50% but <80% of AMI	38,368	3	3	3	3	3	3
Elderly	34,956	3	3	3	3	2	3
Families with Disabilities	1,841	4	4	4	4	4	4
All families	183,981						
White	112,228						
Afro-American	57,034						
Hispanic	12,878						

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

- Consolidated Plan of the Jurisdiction/s  
Indicate year: 2006
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data  
Indicate year: 2002
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input 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	7,309		4,761
Extremely low income <=30% AMI	6,556	90%	
Very low income (>30% but <=50% AMI)	712	9.74%	
Low income (>50% but <80% AMI)	40	.55%	
Families with children	3,094	42%	
Elderly families	341	4.67%	
Families with Disabilities	1,065	14.57%	
Race/ethnicity-White	2,382	32.59%	
Race/ethnicity-Black	4,059	55.53%	
Race/ethnicity-Amr. Indian	48	.66%	
Race/ethnicity-Asian	142	1.94%	
Race/ethnicity-Hispanic	678	9.28%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

### Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance  
 Public Housing  
 Combined Section 8 and Public Housing  
 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	3,011		1,800
Extremely low income <=30% AMI	2,795	93%	
Very low income (>30% but <=50% AMI)	188	06.24%	
Low income (>50% but <80% AMI)	28	.93%	
Families with children	702	23%	
Elderly families	59	1.96%	
Families with Disabilities	366	12.15%	
Race/ethnicity-White	659	21.89%	
Race/ethnicity-Black	2,155	71.57%	
Race/ethnicity-Indian	5	0.17%	
Race/ethnicity-Asian	38	1.26%	
Race/ethnicity-Hispanic	154	5.11%	

Characteristics by  
Bedroom Size (Public  
Housing Only)

1BR	2,036	67.62%	
2 BR	778	25.84	
3 BR	140	4.65%	
4 BR	40	1.33%	
5 BR	17	0.56%	
5+ BR			

Is the waiting list closed (select one)?  No  Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year?  No  Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?  No  Yes

### C. Strategy for Addressing Needs

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

**(1) Strategies**

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

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

Select all that apply

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

**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)
  - Coordinate with captive not for profit entity to develop new and preserve existing 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 903.7 9 (b)]

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

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2008 grants)</b>		
a) Public Housing Operating Fund	5,095,826	
b) Public Housing Capital Fund	3,607,416	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	3,612,216	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	901,714	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	3,414,934	Public Housing Operations

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>Non Dwelling</b>	230,200	Public Housing Operations
<b>4. Other income</b> (list below)		
Interest	154,800	Supportive Services
Other Income	348,398	Supportive Services
<b>4. Non-federal sources</b> (list below)		
<b>Total resources</b>	17,365,504	

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

[24 CFR Part 903.7 9 (c)]

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

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

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

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

- When families are within a certain number of being offered a unit: (state number) 50  
 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 HAKC or other PHA's

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

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

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

#### **(2)Waiting List Organization**

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

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

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

- PHA main administrative office
- PHA development site management office
- Other (list below)
  - The Clymer Center
  - Other designated locations as advertised by the PHA.

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:

**(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)
  - HAKC recognizes this category as “Incentive Transfers”. If a resident desires to move to scattered site housing, he/she may fill out an incentive transfer.
- Other: (list below)
  - Desegregation-The Housing Authority 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.

1 Date and Time

Former Federal preferences:

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

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

Other preferences (select all that apply)

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

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)
  - General applications and screening sessions
  - PHA Marketing and outreach efforts.

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)
  - Circumstances where PHA identifies a possible need for the change.

### **(6) Deconcentration and Income Mixing**

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

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

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

- Adoption of site-based waiting lists  
If selected, list targeted developments below:
- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

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

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

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

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

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

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

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

## B. Section 8

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

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

### (1) Eligibility

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

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

- Internal records

- b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

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

- Criminal or drug-related activity
- Other (describe below)
- The names and contact information of prior landlords are provided when the landlord request the information in writing.

### **(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)
- The Clymer Center
  - The Development Offices

### **(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:

- Extensions are granted to accommodate a disability, hospitalization of the client, and if the client tried at least 3 units and was unsuccessful (if unit did not pass inspection, owner/tenant changed their mind, family emergency, credit problems, utility bill issues, no money for security deposit, lack of transportation and other extenuating circumstances).

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

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

1      Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

#### **(5) Special Purpose Section 8 Assistance Programs**

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

- The Section 8 Administrative Plan  
 Briefing sessions and written materials  
 Other (list below)

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

- Through published notices  
 Other (list below)
  - Through community partners and social service agencies.

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

[24 CFR Part 903.7 9 (d)]

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

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

##### **(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member  
 For increases in earned income  
 Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:

- For household heads  
 For other family members  
 For transportation expenses  
 For the non-reimbursed medical expenses of non-disabled or non-elderly families  
 Other (describe below)

e. Ceiling rents

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

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

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

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

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

- Market comparability study  
 Fair market rents (FMR)  
 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)
  - There is a change in unearned income
  - A person with income joins the household

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
  - Information and comparable units provided by owners/landlords

## B. Section 8 Tenant-Based Assistance

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

### (1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

- 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. Operations and Management**

[24 CFR Part 903.7 9 (e)]

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

**A. PHA Management Structure**

Describe the PHA’s management structure and organization.

(select one)

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

**B. HUD Programs Under PHA Management**

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

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	1,820	600
Section 8 Vouchers	7,510	1,200
Section 8 Certificates	na	
Section 8 Mod Rehab	na	
Special Purpose Section 8 Certificates/Vouchers (list individually)	100	20
Public Housing Drug Elimination Program (PHDEP)	na	
Other Federal Programs(list individually)	na	

Shelter Plus Care	15	5

### C. Management and Maintenance Policies

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

- (1) Public Housing Maintenance and Management: (list below)  
ACOP
- (2) Section 8 Management: (list below)  
SEMAP Section 8 Administrative Plan

### 6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

#### A. Public Housing

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

If yes, list additions to federal requirements below:

- Grievance Officers are drawn by members of the legal community.

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

- PHA main administrative office
- PHA development management offices
- Other (list below)

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

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

If yes, list additions to federal requirements below:  
Chapter 18 of the Section 8 Administrative Plan.

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
- Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

### **A. Capital Fund Activities**

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

#### **(1) Capital Fund Program Annual Statement**

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

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

#### **(2) Optional 5-Year Action Plan**

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

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

b. If yes to question a, select one:

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

-or-

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

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

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

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

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: Guinotte Manor
2. Development (project) number: MO16P002003
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

- . Development name: Theron B. Watkins
2. Development (project) number: MO16P002002
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

- . Development name: Heritage House
2. Development (project) number: MO16P002037
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:

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:

- Re-building of scattered-site single-family home on site at 4504 Benton that was destroyed by fire.
- Replacement of scattered-site single-family home at 4505 E. 18<sup>th</sup> Street that is structurally unsound and has a repair cost that exceeds replacement cost.

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

### **8.2 A. Guinotte Manor Phase III**

Phase III is 7.3 acres of vacant land in the Guinotte Manor development. It is bounded by Campbell Street on the west, 3<sup>rd</sup> Street on the north, the new Guinotte Manor townhomes on the east, and the abutting private properties facing 5<sup>th</sup> Street on the south. The site is divided into three parcels by Fourth Street and Gillis. It was the subject of a previous demolition application to HUD. The demolition occurred during the HOPE VI redevelopment of Guinotte Manor which reduced the number of units on the site from 412 to 219. Through a cooperation agreement with the City of Kansas City, Missouri, the Columbus Park Community Council, and the Guinotte Manor Residents Council; HAKC agreed to seek redevelopment of the site for market rate and affordable housing. The site is part of a larger Columbus Park redevelopment plan for 20 acres. The developer selected by the City to implement this plan is working with the City on site acquisition and resource commitments. If the developer determines to proceed, Phase III will be one of the properties acquired under the plan. If the developer determines not to proceed, HAKC will seek disposition of the property through a Request for Qualifications for a developer.

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <i>Guinotte Manor Phase III</i>
1b. Development (project) number: <i>Not designated part of a development</i>
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved Submitted, pending approval Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u> <i>Disposition application to be submitted late 2007</i>
5. Number of units affected: 0
6. Coverage of action (select one) Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <i>The online disposition application will be started Fall 2007</i> b. Projected end date of activity: <i>Disposition approval is expected in 2008, allowing HAKC to turn over the vacant land to the developer.</i>

**8.2 B. 48<sup>th</sup> St. and Randolph Rd. (also known as Maple Corners)**

The property is 13.4 acres of vacant land originally purchased for development of HOPE VI mixed-income public housing by HAKC. Another site was chosen by HAKC after the State housing finance agency did not approve Low-Income Housing Tax Credits (LIHTC) for development of the site. HAKC determined that without LIHTC, development of the site was not financially feasible. Two developers have expressed interest in purchasing the site.

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <i>48<sup>th</sup> St. and Randolph Rd. (Maple Corners)</i> 1b. Development (project) number: MO002036
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Case # DDA0001830 Submitted, pending approval Planned application
4. Date application approved, submitted, or planned for submission: June 21, 2007
5. Number of units affected: 0
6. Coverage of action (select one) <i>N/A A HUD Declaration of Trust was recorded, but units were never constructed. Since this property was not included in the ACC, it was neither a development, nor part of a development</i> Part of the development Total development
7. Timeline for activity: a. Actual or projected start date of activity: <i>Started online disposition application 01/30/06</i> b. Projected end date of activity: <i>Anticipating property disposition Fall 2007 to Winter 2008</i>

**8.2 C. 113 E. 96<sup>th</sup> Terrace**

HAKC purchased 1.42 acres of vacant land on 96<sup>th</sup> Terrace for construction of scattered site public housing. After performing sound due diligence and subsequently purchasing the property, infrastructure improvements mandated by the City rendered the site financially unfeasible. This vacant land will be publicly offered for sale to the highest bidder.

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <i>113 E. 96<sup>th</sup> Terrace</i> 1b. Development (project) number: MO002036
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> <i>Case #DDA0001357</i> Submitted, pending approval Planned application
4. Date application approved, submitted, or planned for submission: <i>June 21, 2007</i>
5. Number of units affected: 0 6. Coverage of action (select one) <i>N/A A HUD Declaration of Trust was recorded, but units were never constructed. Since this property was not included in the ACC, it was neither a development, nor part of a development</i> Part of the development Total development
7. Timeline for activity: a. Actual or projected start date of activity: <i>Started online disposition application 03/16/05</i> b. Projected end date of activity: <i>Anticipating property disposition Fall 2007 to Spring 2008</i>

**8.2. D. Part of Block 1, Wayne Miner**

This 4-acre parcel of vacant land is located between the townhomes on Block 1 of the Wayne Miner public housing development . It is located between 9<sup>th</sup> and 10<sup>th</sup> Streets, Woodland and Garfield. This parcel and other vacant areas on the three block public housing development formerly held the high-rise Wayne Miner Towers, which were demolished in 1987. 74 townhomes are all that remain on the 22 acre site. A local non-profit, Catholic Charities, has expressed interest in the site for a potential 54-unit independent living development for seniors. They have submitted an application to HUD for 202 funding. If 202 funding is awarded in 2007, HAKC will seek to lease the site to Catholic Charities for the development. If 202 funding is not awarded, HAKC may seek to re-apply for 202 funding in 2008, or issue a Request for Proposals for development of infill housing, in which case the site may be sold or leased to a developer.

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <i>Part of Block 1, Wayne Miner</i>
1b. Development (project) number: <i>Part of MO16P002004</i>
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved Submitted, pending approval Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u> <i>Application to be submitted fall 2007</i>
5. Number of units affected: 0
6. Coverage of action (select one) Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <i>Pre-development work started April 2007</i> b. Projected end date of activity: <i>Disposition to be completed 2008</i>

**8.2 E. The Northern Four Acres of the Pemberton Heights Public Housing Site**

The northern four acres of the Pemberton Heights public housing site for seniors are vacant and primarily wooded. Records indicate the site was acquired with the intention to build a second highrise for seniors. The second building was never constructed and the site is under-utilized. This vacant land is the proposed location of a low income housing tax credit (LIHTC) development.

HAKC, through its non-profit affiliate, Housing Services of Kansas City, Inc., will partner with a private developer to submit a tax credit application in the fall of 2007. The project will be 30 to 40 two to four-bedroom units of supportive family housing for low-income seniors (55+) who are grandparents serving as parents for their grandchildren due to the absence or incapacity of their parents. If the LIHTC application is approved by the state housing finance agency, HAKC proposes to lease the site to the limited partnership, and will file a disposition application with HUD SAC.

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Pemberton 1b. Development (project) number: MO002025
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved Submitted, pending approval Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u> <i>Disposition application to be submitted late 2007</i>
5. Number of units affected: 0 6. Coverage of action (select one) Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <i>The online disposition application will be started Fall 2007 if the State approves the tax credit application.</i> b. Projected end date of activity: <i>Disposition approval will be received in early 2008, allowing HAKC to Lease the vacant land to the limited partnership.</i>

**8.2 F. 4505 E. 18<sup>th</sup> Street**

4505 E. 18<sup>th</sup> Street is a scattered site single-family home. It has been determined to be structurally unsound, primarily due to major foundation problems. The neighborhood in which the house is located is one of the worst in terms of the condition of nearby homes and vacant lots. HAKC has determined it is less expensive and a better option for future tenants to purchase a replacement in a better neighborhood than to repair the house. HAKC has also applied for a YouthBuild grant, and will seek to build a replacement for this house if it is awarded by the Department of Labor.

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Scattered Sites 1b. Development (project) number: MO002038
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved Submitted, pending approval Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u> <i>Disposition application to be submitted late 2007</i>
5. Number of units affected: 0 6. Coverage of action (select one) Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <i>The online disposition application will be started Fall 2007.</i> b. Projected end date of activity: <i>Disposition approval will be received in late 2007, allowing HAKC to sell the site.</i>

## 8.2 G. Vacant lots previously approved for disposition by HUD

The following four vacant lots were previously approved for disposition by HUD. HAKC will continue to market these through public advertising, and notice to neighbors.

5307 Wayne (4,700 sq. ft.) -- HUD approval 6/96  
 6715 Agnes (5,400 sq. ft.) -- HUD approval 6/96  
 3405 E 72<sup>nd</sup> St. (5,000 sq. ft.) -- HUD approval 6/96  
 4516 E. 25<sup>th</sup> (3,500 sq. ft.) -- HUD approval 10/99

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <i>Four former scattered sites, see addresses above</i>
1b. Development (project) number: <i>Parts of MO16P002012 and parts of MO16P002023</i>
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval Planned application
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u> <i>1996 and 1999, see top of page</i>
5. Number of units affected: <i>The five dwelling units located on these lots were demolished many years ago (with HUD approval) and were removed from property rolls.</i>
6. Coverage of action (select one) Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <i>Disposition process started 1995</i> b. Projected end date of activity: <i>Fall 2007</i>

**8.2 H. Scattered sites or vacant properties no longer appropriate for affordable housing utilization by HAKC**

HAKC may submit a demolition or disposition application to HUD in accordance with 24 CFR 970, after authorization by HAKC’s Board of Commissioners and after consultation with public housing residents. Possible reasons for this action include the following:

1. Costs associated with bringing the site into compliance with current health and safety standards are prohibitively expensive e.g. a scattered-site home with serious structural deficiencies, the repair cost of which would exceed the appraised value of the unit.
2. The location of the site is longer conducive to residential use e.g. a scattered site unit located in a flood area or redevelopment zone.
3. An offer by a developer or other entity is sufficient to replace the subject unit(s) with a unit(s) of better quality.
4. Demolition or disposition of a portion of site would allow the remaining portion of the site to be revitalized to current standards.
5. Fire or other major casualty loss renders the site unsuitable for habitation, and acquisition of a similar site is less expensive than rebuilding on site.

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <i>Not determined</i>
1b. Development (project) number: <i>Not determined</i>
2. Activity type: Demolition <input checked="" type="checkbox"/> or Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved Submitted, pending approval Planned application
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected:
6. Coverage of action (select one) Part of the development Total development
7. Timeline for activity: <i>As determined by site</i> a. Actual or projected start date of activity: b. Projected end date of activity:

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	Cardinal Ridge
1b. Development (project) number:	MO002018
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>02/03/06</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	59
7. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

## 10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

#### 2. Activity Description

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

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

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

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

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

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

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

2. Activity Description

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

<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 12.)

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

- Yes  No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?  
If yes, list criteria below:

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (1)]

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

### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 07/31/05

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

- Client referrals  
 Information sharing regarding mutual clients (for rent determinations and otherwise)  
 Coordinate the provision of specific social and self-sufficiency services and programs to eligible families  
 Jointly administer programs  
 Partner to administer a HUD Welfare-to-Work voucher program  
 Joint administration of other demonstration program  
 Other (describe)  
• The HAKC has an MOU with the TANF agency and an MOU with the Full Employment Council to target TANF families and assist with job readiness classes, life skill, computer skills, job placement and case management. The HAKC received a ROSS – RSDM grant for families that

will allow for a comprehensive program to help to remove barriers to employment and assist families with skills and services needed to become employed. Other agencies that will work with HAKC on this project are The Family Conservancy who will provide life skills and assessments, United Services who will provide job readiness and case management and the Full Employment Council who will provide job placement and pay for job training. The TANF agency will provide child care resources, food stamps and Medicaid.

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>3 computer labs – Technology Centers</i> <i>Teach: Computer Basics, All Word Products, Excell, Access, Internet Searches/job searches/typing tutorial, Money Smart, Career Assessments, Resume Preparation</i>	<i>Open./ Weekly Classes, Class size varies based on interest</i>	<i>Self referral, referred by tenant association, referred by United Services or any agency.</i>	<i>3 locations, Wayne Miner Community Center, Family Development &amp; Learning Center, Guinotte Manor</i>	<i>Public Housing or Section 8 resident</i>
Financial Literacy – Money Smart	10 residents weekly	Enrollment in the Homeownership Program or FSS	3 classes a week, Tuesday 11:00 a.m., Wednesday 6:00 p.m. and Saturdays 10:00 a.m. Resident chooses time/date according to their schedule	Both
Job Readiness Classes	Open	United Services intake required, 16 hours/mon.	Provider: United Services, 299 Paseo	Both and other low income families
Individual Development Accounts	10 per year	The Family Conservancy provides the IDA	The Family Conservancy is the provider – refer to their offices	Low income must meet the low income guidelines or provider agency
Homeownership Case management	Open	HAKC	Enrolled in program, 99 participants, program at 299 Paseo	PHA family
Survival Skills for Women	30	The Family Conservancy	Life skills – Chouteau Court & West Bluff	PHA women
Life Skills Classes	Open	United Services	8 hours per month	Both & community residents
Employment Case Management/Training Program	Open	United Services	Case managers on-site at 299 Paseo	Both & community residents
Employment Training, Placement	Open	The Full Employment Council	Coordinate with FEC on TANF families	WtW Voucher Holders and PHA families
TANF Agency	Open	The Family Support Division	Referrals for child care, Medicaid, stamps	Both

**(2) Family Self Sufficiency program/s**

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: 01/07/06)
Public Housing	0	47 as of July 31, 2007
Section 8	469	415

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

If no, list steps the PHA will take below:

- The Section 8 FSS Program has a program minimum size of 469 amended as of March 31, 2007. As noted in the FSS Action Plan, the program undertakes regularly scheduled orientations in order to enroll new applicants into the program. The current enrollment stands at 88% of its mandated minimum size. Regular recruitment efforts are also undertaken with mailings, public announcements, special events to alert voucher holders of the FSS Program. Information about the program is provided in the Section 8 offices for recertification contacts.
- The Public Housing FSS Program has no mandated size requirements. HAKC is committed to providing a maximum of 50 residents opportunity to enroll in the program.

**C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

**13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

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

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

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

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

Riverview Gardens, Chouteau Courts, Theron B. Watkins, Wayne Miner and West Bluff

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

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

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)
  - Coordination with KCPD Crime Free Multi-Family Housing Program

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

• Riverview Gardens, Chouteau Courts, Theron B. Watkins, Wayne Miner and West Bluff

**C. Coordination between PHA and the police**

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan

- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)
  - Coordination with KCPD Crime Free Multi-Family Housing Program

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

- Riverview Gardens, Chouteau Courts, Theron B. Watkins, Wayne Miner and West Bluff

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]  
See Attachment F

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

**16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

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

**17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

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

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable  
 Private management  
 Development-based accounting  
 Comprehensive stock assessment  
 Other: (list below)

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

### **18. Other Information**

[24 CFR Part 903.7 9 (r)]

#### **A. Resident Advisory Board Recommendations**

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment (I)  
 Provided below:

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

- Considered comments, but determined that no changes to the PHA Plan were necessary.  
 The PHA changed portions of the PHA Plan in response to comments  
List changes below:

- Other: (list below)
- The PHA changed portions of the PHA Plan in response to comments. The changes are attached in Attachment I of the Plan.

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

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)
  - Any tenant in good standing of PHA's Public Housing Program that is at least eighteen years of age.

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)
  - All PHA's Public Housing tenants eighteen years of age and over.

**C. Statement of Consistency with the Consolidated Plan**

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

1. Consolidated Plan jurisdiction: 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)

Other: (list below)

- The City's Consolidated Plan presents HAKC's annual goals to increase and preserve affordable housing as extensions of the City's strategy as presented in the Plan. These goals include the construction of HOPE VI mixed-income developments, and maintaining high performance measures on PHMAP and SEMAP to ensure the full utilization and preservation of public housing units, and the maximum delivery of housing subsidy through the Housing Choice Voucher program.

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

- Housing staff of the City of Kansas City annually invite HAKC to report on its past year's performance, and to present its goals for the coming year for inclusion in the Consolidated Plan as part of the City's overall housing strategy. During the year City

staff also consult with HAKC staff on implementation of the Plan, and any changes that may be required in the Plan. For example, City staff recently contacted HAKC staff in regard to modification of a policy presented in the Consolidated Plan regarding the award of City approval of Low Income Housing Tax Credit (LIHTC) awards outside the urban core. City staff are aware of HAKC's goals of deconcentrating poverty and locating affordable housing in suburban areas near jobs. In the past the City has primarily restricted tax credit awards to projects in the urban core which further neighborhood revitalization. City staff are also aware that HAKC support of LIHTC projects requires the developer to address lower family incomes than those typically addressed in such projects. City staff indicate they plan further discussion with us regarding affordable housing policy.

- The Housing Authority of Kansas City, Missouri also plans to investigate the feasibility of being designated a Moving to Work Agency, and if feasible, HAKC plans to pursue such a designation. If implemented, the following MTW initiatives would occur: 1) At least 75% of the families assisted would be very low-income households at the time they enter the program. 2) HAKC would establish a reasonable rent policy to encourage employment and self-sufficiency. 3) HAKC would continue to assist substantially the same total number of low income families as were assisted before MTW and HAKC would assure that assistance would go toward housing that meets HUD standards.
- The Housing Authority of Kansas City, Missouri intends to revise and amend its Admissions and Continued Occupancy Policy, Lease and Grievance Procedures to be effective in 2008.
- In conformance with the Federal Violence Against Women Act (VAWA) (Pub. L. 109-162; Stat.2960) the Housing Authority of Kansas City Missouri (HAKC) has taken steps and enacted procedures to protect residents in the public housing program and the section 8 housing choice voucher program operated by the HAKC against domestic violence, dating violence, sexual assault, or stalking in the following manner:
  - In addition to the specific protections afforded residents and applicants under VAWA, an HAKC resident may obtain related services by referrals for such services through HAKC's Resident Services programs. HAKC staff will assist victim with working through the appropriate legal and social service agencies to obtain the specific interventions that would assist the victim. HAKC's Resident Services staff is available to interface with the victim and property management to ensure that the victim is able to maintain their housing consistent with the VAWA.
  - The HAKC provides its public housing residents and its clients in the Section 8 Housing Choice Voucher program with notice of the existence of VAWA and a description of their rights and obligations. The HAKC makes available the telephone numbers and contact names of local agencies that provide assistance to children and adult victims of domestic violence, dating violence, sexual assault, and stalking. The agencies that have local offices and contact personnel are: the Jackson County Prosecutor's Office; the Kansas City Missouri Police Department; Missouri Department of Social Services, Division of Family

Services; Legal Aid of Western Missouri, domestic violence shelters. In addition, HAKC works with its residents when transfers are necessary.

**D. Other Information Required by HUD**

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

## **Attachments**

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

**Attachment A  
PHA Plan  
Table Library**

<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: 501-08</b> Capital Fund Program Grant No: MO16P002501-08 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2008	
<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.						
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>		
		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>	
1	Total non-CFP Funds					
2	1406 Operations	718,410				
3	1408 Management Improvements	591,535				
4	1410 Administration	360,742				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvements	159,400				
10	1460 Dwelling structures	953,689				
11	1465.1 Dwelling Equipment-Non expendable	55,567				
12	1470 Non -dwelling Structures	8,000				
13	1475 Non-dwelling Equipment	99,000				
14	1485 Demolition					
15	1490 Replacement Reserves					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collateralization or Debt Service	661,073				
20	1502 Contingencies					
21	<b>Amount of Annual Grant ( sum of lines 2-20)</b>	<b>3,607,416</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: 501-08  Capital Fund Program Grant No: MOP002501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008	
Development Number	General Description of Major Work Categories	Dev. Account No.	Total Estimated Cost		Total Actual Cost	
Name/HA Wide Activities			Original	Revised	Obligated	Expended
HAKC	Operating costs	1406	718,410			
HAKC	Receivership Fees	1408	150,000			
HAKC	Rent for agency office space	1408	144,750			
HAKC	Staff training	1408	61,940			
HAKC	MIS software upgrades	1408	189,845			
HAKC	Resident employment and training	1408	45,000			
HAKC	Non-technical salaries and benefits	1410	360,742			
HAKC	Maintenance Equipment replacement	1475	4,000			
HAKC	Office equipment replacement	1475	95,000			
HAKC	Debt Service	1501	661,073			
Chouteau Courts	Landscaping	1450	6,000			
Chouteau Courts	Increase parking on the west side of the development	1450	11,000			
Chouteau Courts	Replace all windows and security screens	1460	96,775			
Chouteau Courts	Replace interior stair treads	1460	22,500			
Chouteau Courts	Retile floors that have loose VCT flooring	1460	14,070			
Chouteau Courts	Replace metal interior doors with wood	1460	7,150			
T B Watkins	Landscaping	1450	6,000			
T B Watkins	Protect exposed ground vents	1450	500			
T B Watkins	Replace Appliances	1465	47,667			
T B Watkins	Sand and paint all handrails (non-routine appliances)	1460	48,000			
T B Watkins	Floor tile is a problem (unlimited Q contract)	1460	12,600			
T B Watkins	Replace the circulating pumps in the Clymer Center boiler room	1460	16,000			
Guinotte Manor	Landscaping	1450	6,000			
Guinotte Manor	Replace flooring	1460	38,500			
Guinotte Manor	Paint top railing on back decks not included in 1 <sup>st</sup> contract	1460	5,000			
Guinotte Manor	Replace or refinish tubs & surrounds 20% @ 15,000	1460	3,000			
Guinotte Manor	Replace bathroom sheet vinyl with VCT floor covering	1460	10,000			
Guinotte Manor	Replace security locks on window bars	1460	9,700			
Wayne Miner	Landscaping	1450	6,000			
Wayne Miner	New Playground	1450	25,000			
Wayne Miner	Replace drain lines	1460	34,450			

Wayne Miner	Replace floor covering	1460	20,000			
West Bluff	Landscaping	1450	10,000			
West Bluff	Replace furnace and reconfigure duct work in the management building.	1460	10,572			
West Bluff	Replace gutters and down spouts 5'	1460	24,325			
West Bluff	Erosion control and excavation	1460	5,380			
West Bluff	Replace kitchen counter tops and cabinets 20 units	1460	17,326			
West Bluff	Replace Hot water tanks 25%	1460	3,667			
West Bluff	Need 20 sets of ranges & refrigerators	1465	7,900			
Brush Creek	Landscaping	1450	3,000			
Brush Creek	Plumbing upgrade	1460	27,500			
Dunbar Gardens	Landscaping	1450	5,000			
Dunbar Gardens	Fill cracks and seal the parking areas	1450	4,500			
Dunbar Gardens	Install concrete pads to set the benches on.	1450	1,200			
Dunbar Gardens	Remove all tree stumps	1450	1,200			
Dunbar Gardens	Replace the storm doors	1460	39,250			
Pemberton Heights	Landscaping	1450	4,500			
Pemberton Heights	Flooring	1460	26,000			
Pemberton Heights	Re-glaze atrium	1460	28,000			
Riverview Gardens	Replace circulating pump in boiler room	1470	8,000			
Riverview Gardens	Landscaping	1450	6,000			
Riverview Gardens	Kitchen Upgrades	1460	40,000			
Riverview Gardens	Replace kitchen and bathroom fixtures	1460	22,120			
Riverview Gardens	Change medicine cabinets (deterioration)	1460	43,654			
Riverview Gardens	Replace siding around downspouts	1460	5,290			
Scattered Sites	Landscaping	1450	6,000			
Scattered Sites	Landscaping @ 5824 Booth	1450	2,000			
Scattered Sites	Landscaping @ 5515 Highland	1450	2,000			
Scattered Sites	Landscaping @ 5601 Bellefontaine	1450	2,000			
Scattered Sites	Landscaping @ 2223 E 11 <sup>th</sup>	1450	2,000			
Scattered Sites	Landscaping @ 5202 Skiles	1450	2,000			
Scattered Sites	Landscaping @ 4887 E. 61 <sup>st</sup>	1450	2,000			
Scattered Sites	Landscaping @ 1123 Monroe	1450	2,000			
Scattered Sites	Landscaping @ 4631 E 43rd Terrace	1450	2,000			
Scattered Sites	Landscaping @ 4640 - 4675 Overton	1450	7,000			
Scattered Sites	Landscaping @ 805 33rd Street	1450	3,500			
Scattered Sites	Trim / remove trees @ 7129 Woodland (Non-routine maintenance)	1450	2,000			
Scattered Sites	Trim / remove trees @ 6733 Bellefontaine (Non-routine maintenance)	1450	1,950			
Scattered Sites	Trim / remove trees @ 709 W. 89 <sup>th</sup> (Non-routine maintenance)	1450	1,950			
Scattered Sites	Trim / remove trees @ 10641 Bales (Non-routine maintenance)	1450	1,600			
Scattered Sites	Trim / remove trees @ 7123 Indiana (Non-routine maintenance)	1450	2,000			
Scattered Sites	Trim / remove trees @ 8716 E. 96 <sup>th</sup> (Non-routine maintenance)	1450	2,000			
Scattered Sites	Trim / remove trees @ 10419 Tullis (Non-routine maintenance)	1450	1,900			
Scattered Sites	Trim / remove trees @ 11301 Booth (Non-routine maintenance)	1450	2,000			

Scattered Sites	Trim / remove trees @ 9408 Palmer (Non-routine maintenance)	1450	1,900		
Scattered Sites	Trim / remove trees @ 6847 Askew (Non-routine maintenance)	1450	2,000		
Scattered Sites	Trim / remove trees @ 10707 Hillcrest (Non-routine maintenance)	1450	2,000		
Scattered Sites	Trim / remove trees @ 9632 Ditman Way (Non-routine maintenance)	1450	2,000		
Scattered Sites	Trim/remove trees @ 10011 Hillcrest (Non-routine maintenance)	1450	2,000		
Scattered Sites	Trim/remove trees @ 10004 Hardesty (Non-routine maintenance)	1450	1,900		
Scattered Sites	Trim/remove trees @ 9506 Overhill Rd (Non-routine maintenance)	1450	1,900		
Scattered Sites	Trim/remove trees @ 9508 Overhill Rd (Non-routine maintenance)	1450	1,900		
Scattered Sites	Flooring	1460	35,000		
Scattered Sites	Storm and screen door replacement	1460	7,500		
Scattered Sites	Roof replacement @ 8303 NE 111st	1460	8,900		
Scattered Sites	Roof replacement @ 8631 NE 111th	1460	8,500		
Scattered Sites	Roof replacement @ 8675 NE110	1460	9,500		
Scattered Sites	Replace stone retaining wall @ 918 Cleveland	1460	18,190		
Scattered Sites	Flooring	1460	31,000		
Scattered Sites	Storm and screen door replacement	1460	5,000		
Scattered Sites	Replace two (2) roofs @ Development	1460	15,040		
Scattered Sites	Repair foundation @ 5824 Booth	1460	10,000		
Scattered Sites	Repair foundation @ 1400 Collins	1460	10,000		
Scattered Sites	Repair foundation @ 7816 E. 48 <sup>th</sup>	1460	10,000		
Scattered Sites	Repair foundation @ 31720 Cypress	1460	10,000		
Scattered Sites	Repair foundation @ 8713 E. 31 <sup>st</sup>	1460	10,000		
Scattered Sites	Replace Six (6) hot water tanks @ Deployment yearly	1460	3,600		
Scattered Sites	Replace 10% of ranges & refrigerators @ Development	1460	2,500		
Scattered Sites	Replace 10% of HVAC units @ Development	1460	19,500		
Scattered Sites	Replace roof @ 6702 Waldron	1460	8,500		
Scattered Sites	Flooring	1460	25,000		
Scattered Sites	Storm and screen door replacement	1460	4,000		
Scattered Sites	Replace roof @ 707 W. 89th	1460	11,650		
Scattered Sites	Rework sewers (drainage) 11216 Greenwood	1460	16,900		
Scattered Sites	Total Rehab at 2231 E. 67th Street	1460	42,600		
	<b>Total</b>		3,607,416		

**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: 501-08</b> Capital Fund Program Grant No: MOP002501-08 Replacement Housing Factor Grant No:				<b>Federal FY of Grant: 2008</b>	
Development Number Name/HA Wide Activities	All Funds Obligated			All Funds Expended			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>HAKC WIDE</b>	2,430,760						
<b>Chouteau Courts</b>	157,475						
<b>TB Watkins</b>	130,767						
<b>Guinotte Manor</b>	72,200						
<b>Wayne Minor</b>	60,450						
<b>Riverview</b>	117,064						
<b>West Bluff</b>	104,170						
<b>Brush Creek</b>	30,500						
<b>Dunbar Gardens</b>	51,150						
<b>Pemberton Heights</b>	66,500						
<b>Scattered Sites</b>	386,380						
<b>TOTAL</b>	<b>3,607,416</b>	-	-	-	-	-	

## **Attachment B**

### **Optional Table for 5-Year Action Plan for Capital Fund (Component 7)**

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

### Five Year Action Plan

Sources	Total estimates	501-05	501-06	501-07	501-08	501-09	501-10	501-11	501-12
Loan related income	116,842					116,842			
Balance of previous grants	3,998,327	130,813	1,292,217	2,575,297					
New grant receipts each 4th quarter.	18,037,075				3,607,415	3,607,415	3,607,415	3,607,415	3,607,415
<b>TOTAL SOURCES</b>	<b>22,152,244</b>	<b>130,813</b>	<b>1,292,217</b>	<b>2,575,297</b>	<b>3,607,415</b>	<b>3,724,257</b>	<b>3,607,415</b>	<b>3,607,415</b>	<b>3,607,415</b>

Agency wide	Total cost estimates	2005	2006	2007	2008	2009	2010	2011	2012
HAKC wide activities	10,977,496	130,813	120,723	1,346,177	2,430,759	1,737,256	1,737,256	1,687,256	1,787,256
Chouteau Courts	1,496,682	-	119,844	207,253	157,475	432,952	165,219	195,328	218,611
Theron B. Watkins	1,070,781	-	246,560	59,986	130,767	74,667	130,667	184,817	243,317
Guinotte Manor	595,393	-	79,411	97,282	72,200	76,850	76,850	96,400	96,400
Wayne Miner Courts	451,140	-	65,192	21,000	60,450	86,050	48,000	66,224	104,224
West Bluff	623,299	-	21,253	75,653	104,170	97,498	96,148	71,522	157,055
Brush Creek Towers	770,151	-	102,233	55,575	30,500	30,500	375,170	99,033	77,140
Dunbar Gardens	330,388	-	53,384	56,854	51,150	25,000	56,750	49,250	38,000
Pemberton Heights	1,332,710	-	206,500	83,710	66,500	30,500	273,900	552,050	119,550
Riverview Gardens	1,034,927	-	69,067	75,400	117,064	191,004	213,055	171,135	198,202
Scattered Sites North	1,534,547	-	48,700	346,007	75,400	304,190	217,800	217,800	324,650
Scattered Sites Central	964,780	-	109,181	104,511	171,330	173,958	134,100	134,100	137,600
Scattered Sites South	853,108	-	50,169	45,889	139,650	346,990	82,500	82,500	105,410
<b>Grand Total</b>	<b>22,035,402</b>	<b>130,813</b>	<b>1,292,217</b>	<b>2,575,297</b>	<b>3,607,415</b>	<b>3,607,415</b>	<b>3,607,415</b>	<b>3,607,415</b>	<b>3,607,415</b>
<b>Balance</b>	-	-	-	-	-	-	-	-	-
<b>Cumulative balance</b>									

Capital Needs	Total cost estimates	2005	2006	2007	2008	2009	2010	2011	2012
HAKC wide activities (1897 Units)									
Operating costs 1406	4,388,934	23,853	35,984	724,757	718,410	721,483	721,483	721,483	721,483
Receivership Fee 1408	360,000			-	150,000	105,000	105,000		
Executive Improvements 1408	210,000							55,000	155,000
Rent for agency office space 1408	741,118			-	144,750	149,092	149,092	149,092	149,092

Staff training 1408	373,812		2,014	62,098	61,940	61,940	61,940	61,940	61,940
MIS software upgrades 1408	1,066,526		82,225	14,456	189,845	195,000	195,000	195,000	195,000
Resident employment and training 1408	270,000			45,000	45,000	45,000	45,000	45,000	45,000
Non-technical salaries and benefits 1410	1,824,197			20,489	360,742	360,742	360,742	360,742	360,742
FDLC parking lot improvements 1450	2,000		500	1,500					
FDLA Replacement upgrades 1460	30,000			5,000	5,000	5,000	5,000	5,000	5,000
FDLC painting railings 1470	658			658					
MIS hardware upgrades 1475	156,960	106,960		50,000					
Maintenance Equipment 1475	24,000			4,000	4,000	4,000	4,000	4,000	4,000
Office equipment 1475	540,000			90,000	90,000	90,000	90,000	90,000	90,000
Debt Service 1501	989,292			328,219	661,073				
<b>TOTAL</b>	<b>10,977,496</b>	<b>130,813</b>	<b>120,723</b>	<b>1,346,177</b>	<b>2,430,759</b>	<b>1,737,256</b>	<b>1,737,256</b>	<b>1,687,256</b>	<b>1,787,256</b>

<b>Capital Needs</b>	<b>Total cost estimates</b>	2005	2006	2007	2008	2009	2010	2011	2012
<b>Chouteau courts (134 units)</b>									
Replace all windows and security screens	488,653		7,823	90,072	96,755	97,242	98,309	98,452	
Landscaping	36,000			6,000	6,000	6,000	6,000	6,000	6,000
Playground	20,687		20,687						
Modernize bathrooms in admin building	1,204		1,204						
Seal and stripe resident's parking lot	4,700		4,700						
Erosion control	8,530		8,530						
Clean all air vents	10,750		10,750						
Replace metal interior doors as needed	14,300		7,150	7,150					
Convert admin back door to main entrance	4,000		4,000						
Repair settling sewer stacks in 14 buildings	9,333			9,333					
Refinish 48 bathtubs	21,600			21,600					
Replace 48 bathtub surrounds	43,200			43,200					
Reverse slopes of exterior floors collection water	8,190			8,190					
Improve laundry center	20,000			20,000					
Paint inside walls at youth center	1,708			1,708					
Stabilize foundations \$280,000	280,000					280,000			-
Replace interior stair treads	22,500				22,500				
Begin replacing all electrical wiring	70,954								70,954
Relight hallways	20,000		20,000						
Paint hallways (\$2,500/bldg) (Non-routine maintenance)	35,000		35,000						
Replace air-conditioning as needed	60,000							30,000	30,000
Expand meeting room in admin building	26,400								26,400
Retile floors that have loose VCT flooring	70,350			-	14,070	14,070	14,070	14,070	14,070
Remove hot and cold water lines to washer hookups 2nd & 3rd floors	22,332			-				11,166	11,166
Convert basement at 1322 - 1316 Highland to storage	6,000			-	-		6,000	-	-
Remove Islands and gates	10,000						-	-	10,000
Increase video surveillance	5,200			-	-		5,200	-	-
Replace metal interior doors with wood	149,710			-	7,150	35,640	35,640	35,640	35,640

Landscape cul-de-sac or turn into parking area	11,881				-		-	-	11,881
Install dumpster pads on west end of the site	2,500			-			-		2,500
Improve parking on the west side of the development	11,000			-	11,000		-	-	-
<b>Total</b>	1,496,682	-	119,844	207,253	157,475	432,952	165,219	195,328	218,611

<b>Theron B Watkins (210 units)</b>	<b>Total cost estimates</b>	2005	2006	2007	2008	2009	2010	2011	2012
Ongoing foundation leak @ 1317 Highland SE corner.	7,500		7,500		-	-	-	-	-
Landscaping	36,000			6,000	6,000	6,000	6,000	6,000	6,000
Replace Appliances	283,821			45,486	47,667	47,667	47,667	47,667	47,667
Seal Steps non-routine Maint	2,489		2,489						
Protect exposed ground vents	500				500				
Fence a/c units to prevent theft	2,000		2,000						
Erosion control	10,667		10,667						
Treat all buildings with graffiti protection	9,004		9,004						
Clean all air vents	21,000		21,000						
Management office improvements	1,000			1,000					
Take out basketball court	22,500								22,500
Remove exposed gas main along Paseo	3,000								3,000
Refinish bathtubs	37,800							18,900	18,900
Replace furnaces as wear out	60,000							30,000	30,000
Replace air-conditioning as needed	54,000							27,000	27,000
1618 E 12th Terrace retaining wall is needed.	12,000		12,000			-	-	-	-
Soffits repair / replace paint	28,400		28,400			-	-	-	-
Sand and paint all handrails	48,000			-	48,000		-	-	-
Phase III replace hot water tanks with electric tanks or change venting system the diameter of the venting is too small and causing venting motors to burn out. 7.5% @ 7,500	7,500			7,500				-	-
Replace main playground	27,850		27,850		-		-	-	-
Floor tile is a problem (unlimited Q contract)	63,000			-	12,600	12,600	12,600	12,600	12,600
Remove the dead trees from the development	5,650		5,650		-	-	-	-	-
Replace the flat roof on Clymer Center (no leaks yet)	33,000			-	-				33,000
Replace the circulating pumps in the Clymer Center boiler room	16,000			-	16,000	-	-	-	-
Strip and paint the exterior doors at Clymer Center	4,000			-			4,000	-	-
Repave, seal and stripe parking area (repave Clymer parking area)	52,000			-			52,000	-	-
Replace playground	30,000		30,000						
Water heaters	33,600					8,400	8,400	8,400	8,400

Replace Flooring over four years	68,500			-				34,250	34,250
Upgrade the fire alarm system to (addressable)	90,000		90,000	-	-		-	-	-
<b>Total</b>	<b>1,070,781</b>	<b>-</b>	<b>246,560</b>	<b>59,986</b>	<b>130,767</b>	<b>74,667</b>	<b>130,667</b>	<b>184,817</b>	<b>243,317</b>

<b>Guinotte Manor (219 units)</b>	<b>Total cost estimates</b>	2005	2006	2007	2008	2009	2010	2011	2012
Landscaping	36,000			6,000	6,000	6,000	6,000	6,000	6,000
Flooring	231,000			38,500	38,500	38,500	38,500	38,500	38,500
Erosion control	5,730		5,730						
Replace playground equipment	10,631		10,631						
Recaulking windows	26,500		26,500						
Clean all air vents	21,900		21,900						
Install handicapped accessible door/community ctr.	4,500		4,500						
Remulch playgrounds with black rubber	6,200			6,200					
Repair cracks to front porches	6,200			6,200					
Replace furnaces as needed	5,700			5,700					
Clean gutters in 24 buildings	18,685			18,685					
Complete downspout repairs	5,500			5,500					
Refinish bathtubs	37,800							18,900	18,900
Replace or refinish tubs & surrounds 20% @ 15,000	20,000			-	8,000	3,000	3,000	3,000	3,000
Replace bathroom sheet vinyl with VCT	88,600			-	10,000	19,650	19,650	19,650	19,650
Replace security locks on window bars	48,500		9,700	9,700	9,700	9,700	9,700		
Install a bike rack at the community center	450		450			-		-	-
Replace entry doors 20%	20,700			-				10,350	10,350
New lobby furniture for community center	797			797		-		-	-
<b>Total</b>	<b>595,393</b>	<b>-</b>	<b>79,411</b>	<b>97,282</b>	<b>72,200</b>	<b>76,850</b>	<b>76,850</b>	<b>96,400</b>	<b>96,400</b>

<b>Wayne Miner Courts (74 units)</b>	<b>Total cost estimates</b>	2005	2006	2007	2008	2009	2010	2011	2012
Landscaping	37,305		1,305	6,000	6,000	6,000	6,000	6,000	6,000
Clean and paint soffits	-								
Replace furnaces as wear out	42,000							22,000	20,000
Replace ac as wear out	18,000								18,000
Do a plumbing upgrade (drainage issues) 33%	74,350		12,450	15,000	34,450	12,450	-	-	-
Do a plumbing upgrade water shut offs in the units	16,500		16,500	-	-		-	-	-
Replace hot water tanks 33% three years	98,548			-		25,600	22,000	25,474	25,474
Floor tile is a problem (unlimited Q contract) 33%	60,000			-	20,000	20,000	20,000	-	-
Replace storm doors	47,500			-	-	22,000		12,750	12,750
Erosion control	36,250		14,250			-	-	-	22,000
Install a playground	20,687		20,687		-		-	-	-

<b>Total</b>	451,140	-	65,192	21,000	60,450	86,050	48,000	66,224	104,224
--------------	---------	---	--------	--------	--------	--------	--------	--------	---------

<b>West Bluff (99 units)</b>	<b>Total cost estimates</b>	2005	2006	2007	2008	2009	2010	2011	2012
Hard wire smoke alarms	54,363			2,563	-		-	-	51,800
New Playground	25,000				25,000				
Replace tub surrounds at turnover	9,500		9,500						
Provide additional storage building	30,000			30,000					
Remulch playgrounds	2,000			2,000					
Install gutter guards	3,000			3,000					
Paint stair railings	-								
Add colored shutters to match doors	40,000					40,000			
Replace furnaces	53,500						25,000	14,250	14,250
Replace a/c	33,500							25,000	8,500
Landscaping	61,228		2,753	8,475	10,000	10,000	10,000	10,000	10,000
Seal and stripe parking areas	13,650			-			13,650	-	-
Replace furnace and reconfigure duct work in the management building.	10,572			-	10,572	-	-	-	-
Replace gutters and down spouts 5'	48,560			24,235	24,325			-	-
Erosion control	32,280			5,380	5,380	5,380	5,380	5,380	5,380
Replace kitchen counter tops and cabinets 20 units	51,978			-	17,326	17,326	17,326	-	-
Replace Hot water tanks 25%	14,668			-	3,667	3,667	3,667	3,667	-
Re-route main water shut off valves in the units	53,900			-	-		-	-	53,900
Need 20 sets of appliances	23,700			-	7,900	7,900	7,900	-	-
Sign at entrance and bulletin board \$1,000 each	2,000		2,000						
Replace slide at north playground.	7,000		7,000	-			-	-	-
Reconfigure bathtub drains	52,900			-	-	13,225	13,225	13,225	13,225
<b>Total</b>	602,046	-	21,253	75,653	104,170	97,498	96,148	71,522	157,055

<b>Brush Creek Towers (135 units)</b>	<b>Total cost estimates</b>	2005	2006	2007	2008	2009	2010	2011	2012
Landscaping	28,317		2,317	11,000	3,000	3,000	3,000	3,000	3,000
Plumbing Upgrade	137,500				27,500	27,500	27,500	27,500	27,500
Seal exterior cracks	1,975			1,975					
Security cameras out side and inside	4,432		4,432						
Install rail around cooling tower	405		405						
Improve parking lot lighting	5,000		5,000						
Paint alternate halls and rails Deferred Maint	28,000		28,000						
Renovate food pantry	1,200		1,200						
Replace elevator carriage parts	34,279		34,279						
Resurface parking lots and drive	26,600		26,600						
Stripe parking lots	2,200			2,200					
Kill vegetation from east end of parking lot	3,750			3,750					
Replace carpet in manager's office	3,000			3,000					

Additional electrical outlets/resident president office	-								
Replace unit storm doors	57,499			17,500			13,333	13,333	13,333
Install new fire rated doors with new locking system all apartments	88,000						44,000	44,000	-
Upgrade existing hot water system to a boiler system (like Pemberton)	27,000			-	-		27,000	-	-
Cycle carpet 10% units every 10 yr \$400 each for 14 units	33,600						11,200	11,200	11,200
Recaulk all windows	4,850			4,850					
Re-screen the atrium at the roof	6,800			6,800	-	-	-	-	-
Upgrade the elevator system from generator driven	237,637						237,637	-	-
Create a day-room on the south side of the building under the existing canopy	22,107			-	-		-	-	22,107
Install weather resistant ceiling on 12th floor atrium.	11,500			-	-		11,500	-	-
Replace the ground floor blinds	4,500			4,500		-	-	-	-
<b>Total</b>	667,918	-	102,233	55,575	30,500	30,500	375,170	99,033	77,140

<b>Dunbar Gardens (65 units)</b>	<b>Total cost estimates</b>	2005	2006	2007	2008	2009	2010	2011	2012
Landscaping	33,000		2,000	6,000	5,000	5,000	5,000	5,000	5,000
Replace broken wardrobes	20,000								20,000
Erosion control	5,000		5,000						
Add dumpster pad to NW corner of development	4,600		4,600						
Repaint non-routine Maint.	15,000			15,000					
Clean all air vents	6,500		6,500						
Clean all scuppers	1,200		1,200						
Install scupper guards surface	2,750		2,750						
Protect decks with skid proof paint	8,500		8,500						
Seal horizontal seams at cat walk	20,334		8,334	12,000					
Upgrade electrical breaker boxes as needed	2,000		2,000						
Install building addresses directions for each building	2,454			2,454					
Install handicapped no parking signs in lot	2,000			2,000					
Create new picnic area below office on west side	7,500			7,500					
Resurface flower bed walls	2,000			2,000					
Resurface drives	7,700			7,700					
Replace kitchen cabinets in common area	1,200			1,200					
Seal all wooden decks	1,000			1,000					
Paint all railings	-								
Security card system for Laundromat	7,500						7,500		

Replace the canvas awnings throughout the development	12,500		12,500			-	-	-	-
Fill cracks and seal the parking areas	4,500			-	4,500	-	-	-	-
Replace the storm doors	39,250			-	39,250		-	-	-
Replace 50% of the appliances	62,500			-			31,250	31,250	-
Install concrete pads to set the benches on.	1,200			-	1,200	-	-	-	-
Remove all tree stumps	1,200			-	1,200	-	-	-	-
Replace 20% of the condensing units each year.	59,000			-		20,000	13,000	13,000	13,000
<b>Total</b>	<b>330,388</b>	<b>-</b>	<b>53,384</b>	<b>56,854</b>	<b>51,150</b>	<b>25,000</b>	<b>56,750</b>	<b>49,250</b>	<b>38,000</b>

<b>Pemberton Heights (120 units)</b>	<b>Total cost estimates</b>	2005	2006	2007	2008	2009	2010	2011	2012
Replace fan coils and reconfigure fan coil enclosures so units can be serviced	350,000			-	-		-	350,000	-
Reconfigure fan coil enclosures for servicing	150,000		150,000						
Landscaping	27,000			4,500	4,500	4,500	4,500	4,500	4,500
Flooring	156,000			26,000	26,000	26,000	26,000	26,000	26,000
Paint all common areas above first floor Deferred Maint	12,000		2,000	10,000					
Recarpet hallways & tile trash closets	12,000			12,000					
Install thresholds in ADA showers	1,200		1,200						
Replace carriage parts in both elevators	13,200		13,200						
Erosion control	1,180			1,180					
Exhaust fan in trash room	900			900					
Repair breaks in north drive	4,000			4,000					
Replace old cameras	9,980			9,980					
Replace trash room chute doors	3,150			3,150					
Install corner guards throughout	2,000			2,000					
Replace closet doors with bifold doors	26,400						8,800	8,800	8,800
Replace bathroom vanities	48,000							24,000	24,000
Paint exterior with elastomeric aggregate non-routine maint.	127,000						127,000		
Re-glaze atrium	28,000				28,000				
Replace roof in 10 years for 185,000	-								
Replace existing unit windows with sliding windows for longevity and ease of operation.	112,500			-				56,250	56,250
Paint 20% units based on length of occupancy	-			-	-				
Replace the carpet in common hallways	12,000		12,000		-	-	-	-	-
Replace tile in the main common area and entry way	15,250			-			15,250	-	-
Replace circulating pump in boiler room	8,000			-	8,000		-	-	-
Replace A/C compressor	10,000			10,000		-	-	-	-

Landscape the SW corner of the development	5,600			-	-		5,600	-	-
Replace Main exhaust stack on the roof	1,200		1,200		-	-	-	-	-
Upgrade the elevator system from generator driven	165,000						82,500	82,500	-
Replace all toilet stool flanges throughout the building, systemic problems	18,500		18,500				-	-	-
Install an elevator card reader (security)	4,200		4,200				-	-	-
Seal and stripe the parking lots	4,200		4,200				-	-	-
Add additional lighting in the parking area	4,250						4,250	-	-
<b>Total</b>	1,332,710	-	206,500	83,710	66,500	30,500	273,900	552,050	119,550

<b>Riverview (232 units)</b>	<b>Total cost estimates</b>	2005	2006	2007	2008	2009	2010	2011	2012
New appliances over three years	92,799			-		30,933	30,933	30,933	-
Landscaping	48,000		9,000	9,000	6,000	6,000	6,000	6,000	6,000
Kitchen upgrades	240,000			40,000	40,000	40,000	40,000	40,000	40,000
Add sidewalk at laundry and maintenance	514			514					
Add dumpster at laundry	850		850						
Erosion control	5,000		5,000						
Stripe parking	7,500		7,500						
Plant shrubs to separate from City Park	9,500		9,500						
Power wash and seal wood decks	2,833		2,833						
Clean all gutters	500		500						
Clean all air vents	23,200		23,200						
Remulch plantings and playgrounds	4,000			4,000					
Replace basketball court with family picnic area	5,750			5,750					
Re-caulk porch posts	2,300			2,300					
Replace carpet with tile in office	2,250			2,250					
Paint in side office	-								
Replace furnaces as needed 5 yr program	66,000						22,000	22,000	22,000
Replace a/c as needed 3yr. program	126,360						42,120	42,120	42,120
Create plumbing access panels tub & shower in 10 years for \$58,000	58,000			-	-		-	-	58,000
Pans in washer areas to catch water	10,684		10,684		-		-	-	-
Replace kitchen and bathroom fixtures	-			-					
Change medicine cabinets (deterioration)	87,308			-	43,654	43,654		-	-
Re-work window sliders dev wide	9,520			-	-		9,520	-	-
Replace boards around downspouts	5,290			-	5,290		-	-	-

Replace water heaters 20%	71,840			-	22,120	22,120	9,200	9,200	9,200
Tubs and shower enclosures need to be replaced or re-worked	83,528			-	-	20,882	20,882	20,882	20,882
Install gutter screens throughout development.	11,175			-	-		11,175	-	-
Replace rear door in community room	600					600			
Install swings for children	4,000			4,000					
Sidewalk repair 10% Spalling	7,586			7,586		-	-	-	-
Repair handrails throughout the development.	42,450			-		21,225	21,225	-	-
Install bollards at Highland and Missouri	3,590			-	-	3,590	-	-	-
Move benches to back of the buildings (located @ laundry)	2,000			-	-	2,000	-	-	-
<b>Total</b>	<b>1,034,927</b>	<b>-</b>	<b>69,067</b>	<b>75,400</b>	<b>117,064</b>	<b>191,004</b>	<b>213,055</b>	<b>171,135</b>	<b>198,202</b>

<b>Scattered Sites North (175 units)</b>	<b>Total cost estimates</b>	2005	2006	2007	2008	2009	2010	2011	2012
Roof replacement @ 10909 Kenwood	9,500		9,500			-	-	-	-
Landscaping	36,000			6,000	6,000	6,000	6,000	6,000	6,000
Flooring	210,000			35,000	35,000	35,000	35,000	35,000	35,000
7433 Hunter privacy fence	1,500		1,500						
1301 NE 112th roof, drive & deck	24,800		24,800						
8106 NE 52nd foundation leak repair	5,000		5,000						
11105 N Main fence & driveway	1,000			1,000					
11205 N main replace fence	7,900		7,900						
Gutter and down spout cleaning all units	31,325			31,325					
Replace furnaces 46 units at N London & N Anita et. al	59,059			59,059					
A/C replacement of 25 units at N London 7 N Anita et al (19 units)	55,527			55,527					
34 chimney repairs	39,746			39,746					
Dishwasher replacement at N. Lane, 3731 N. Lydia and 5631 N Anita	2,500			2,500					
Three foundation wall repairs	1,200			1,200					
11305 N March replace siding non-routine maint				4,650					

	4,650								
8406 NE 110th Ter privacy fence and drive	6,700			6,700					
11105 N Main driveway and stoop	8,500			8,500					
11122 N Main paint and replace siding	7,500			7,500					
10909 Kenwood replace siding, driveway & furnace non-routine maint	12,500			12,500					
11023 N Lewis siding stoop fence and paint	9,900			9,900					
11301 Donnelly siding driveway walls deck non-routine maint	13,500			13,500					
11205 Donnelly siding non-routine maint	9,500			9,500					
7421 Hunter Ct. trim and decks non-routine maint	20,000			20,000					
4812 Freemont deck walls and replace steps non-routine maint	6,500			6,500					
Storm and screen door replacement	45,000			7,500	7,500	7,500	7,500	7,500	7,500
Foundation Repairs	210,000					52,500	52,500	52,500	52,500
Cycle carpet replacement(10% /yr @ \$2,000 each)	140,000					35,000	35,000	35,000	35,000
Roof replacement @ 8303 NE 111sth	8,900			-	8,900	-	-	-	-
Roof replacement @ 8631 NE 111th	8,500			-	8,500	-	-	-	-
Roof replacement @ 8675 NE110	9,500			-	9,500	-	-	-	-
Roof replacement @ 1301 Donnelly	9,850			-	-	9,850	-	-	-
Roof replacement @ 11023 N Lewis	8,840			-	-	8,840	-	-	-
Roof replacement @ 11205 Donny	8,500			-	-	8,500	-	-	-
Roof replacement @ 1301NE 112th Terrace	9,550			-	-	9,550	-	-	-
Roof replacement @ 5619 N Anita	9,550			-	-	9,550	-	-	-
Roof replacement @ 5621 N Anita	9,550			-	-	9,550	-	-	-
Roof replacement @ 5625 N Anita	9,550			-	-	9,550	-	-	-
Roof replacement @ 5627 N Anita	9,550			-	-	9,550	-	-	-
Roof replacement @ 5626 N London	9,550			-	-	9,550	-	-	-
Roof replacement @ 5628 N London	9,550			-	-	9,550	-	-	-
Replace Heat Pumps @ London & Anita 5 per year				-		46,000	46,000	46,000	46,000

	184,000								
Resurface stucco @ Beamon units	27,900			-	-		-	-	27,900
Re-plumb unit at 8307 A NW Everton	21,650			-	-	21,650	-	-	-
Replace Fence @ 11205 N Main	7,900			7,900		-	-	-	-
<b>Scattered Sites North (continued)</b>	<b>Total cost estimates</b>								
Replace Sub Flooring @ 3746 N Cherry	6,950			-	-		-	-	6,950
Replace Sub Flooring @ 5615 N Anita	6,950			-	-		-	-	6,950
8 units at Gower non-routine maint	110,100			-	-		35,800	35,800	38,500
3508 NW 71st non-routine maint	8,950			-	-		-	-	8,950
3510 NW 71st non-routine maint	8,950			-	-		-	-	8,950
3505 NW 71st non-routine maint	8,950			-	-		-	-	8,950
3507 NW 71st non-routine maint	8,950			-	-		-	-	8,950
6919 Fisk non-routine maint	8,850			-	-		-	-	8,850
6917 Fisk non-routine maint	8,850			-	-		-	-	8,850
4812 Freemont non-routine maint	8,850			-	-		-	-	8,850
Replace sub flooring/carpet @ 5617 N. Anita	6,500			-	-	6,500	-	-	-
<b>Total</b>	<b>1,534,547</b>	<b>-</b>	<b>48,700</b>	<b>346,007</b>	<b>75,400</b>	<b>304,190</b>	<b>217,800</b>	<b>217,800</b>	<b>324,650</b>
<b>Central Scattered Sites (144 units)</b>	<b>Total cost estimates</b>								
		2005	2006	2007	2008	2009	2010	2011	2012
Replace stone retaining wall @ 918 Cleveland	18,190			-	18,190	-	-	-	-
Flooring	186,000			31,000	31,000	31,000	31,000	31,000	31,000
3721 E 60th roof, basement, drive & carpet	6,698		6,698						
5202 Skyles drive drainage	5,500		5,500						
6702 Walrond trim overhead trees	1,500		1,500						
4332 Hardesty interior rehab	12,105		12,105						
4418 Lawn Interior rehab	23,500		23,500						
716 Cleveland basement	1,653		1,653						
1618 Belmont roof ceiling and walls			2,700						

	2,700								
5501 E 39th complete rehab	38,500		38,500						
5711 E 40th siding and carpet	7,887		7,887						
7821 E 21st foundation walls and erosion	6,676		6,676						
5515 Highland, 4306 Tower & 3743 Garner roofs	2,462		2,462						
3406 Anderson window siding and paint	11,100			11,100					
3514 Garner basement floor	5,953			5,953					
5601 Bellefontaine driveway & privacy fence	7,609			7,609					
5900 Agnes wood window frames and vinyl siding	5,198			5,198					
7506 E 50thTer vinyl siding and insulation	9,206			9,206					
7504 E 59th siding insulation driveway	10,931			10,931					
210 S Indiana furnace & a/c	5,107			5,107					
4323 Hardesty rear fence	2,365			2,365					
5629 Olive re-carpet	3,978			3,978					
4211 Hardesty privacy fence	2,564			2,564					
Landscaping and tree trimming	4,500			4,500					
Storm and screen door replacement	30,000			5,000	5,000	5,000	5,000	5,000	5,000
Foundations	174,000					43,500	43,500	43,500	43,500
Cycle carpet replacement at 10%/yr at \$2000 each	116,000					29,000	29,000	29,000	29,000
Replace two (2) roofs @ Development	15,040			-	15,040		-	-	-
Repair foundation @ 5824 Booth	10,000			-	10,000		-	-	-
Repair foundation @ 1400 Collins	10,000			-	10,000		-	-	-
Repair foundation @ 7816 E. 48th	10,000			-	10,000		-	-	-
Repair foundation @ 31720 Cypress	10,000			-	10,000		-	-	-
Repair foundation @ 8713 E. 31st	10,000			-	10,000		-	-	-
Replace Six (6) hot water tanks @ Deployment yearly	18,000			-	3,600	3,600	3,600	3,600	3,600
Replace 10% of appliances @ Development	12,500			-	2,500	2,500	2,500	2,500	2,500
HVAC Replacement	97,500			-	19,500	19,500	19,500	19,500	19,500

Replace siding @ 705 Wabash	13,286			-	-	13,286	-	-	-
Replace siding @ 7506 E 50th Terrace	13,286			-	-	13,286	-	-	-
Replace siding @ 7504 E. 50th Terrace	13,286			-	-	13,286	-	-	-
Trim trees @ 5824 Booth	2,000			-	2,000	-	-	-	-
Trim trees @ 5515 Highland	2,000			-	2,000	-	-	-	-
Trim trees @ 5601 Bellefontaine	2,000			-	2,000	-	-	-	-
Trim trees @ 2223 E 11th	2,000			-	2,000	-	-	-	-
Trim trees @ 5202 Skiles	2,000			-	2,000	-	-	-	-
Trim trees @ 4887 E. 61st	2,000			-	2,000	-	-	-	-
Trim trees @ 1123 Monroe	2,000			-	2,000	-	-	-	-
<b>Central Scattered Sites (continued)</b>	<b>Total cost estimates</b>								
Trim trees @ 4631 E 43rd Terrace	2,000			-	2,000	-	-	-	-
Landscaping @ 4640 - 4675 Overton	7,000			-	7,000	-	-	-	-
Landscaping @ 805 33rd Street	3,500			-	3,500	-	-	-	-
Landscaping @ 8611 - 8619 E. 32nd	3,500			-	-	-	-	-	3,500
<b>Total</b>	964,780	-	109,181	104,511	171,330	173,958	134,100	134,100	137,600
<b>South Scattered Sites (107 units)</b>	<b>Total cost estimates</b>	2005	2006	2007	2008	2009	2010	2011	2012
Replace roof @ 6702 Waldron	8,500			-	8,500		-	-	-
Flooring	150,000			25,000	25,000	25,000	25,000	25,000	25,000
6910 Cleveland drainage for back yard	6,000		6,000						
709 W 89th St cracked basement	5,039		5,039						
6702 Walrond trim overhead trees	1,500		1,500						
8308 E 91st roof and deck	5,000		5,000						
9201 & 9203 Central siding non-routine maint	14,500		14,500						
11030 Booth garage door	993		993						

2908 E 69th screen and chimney non-routine maint	747		747						
6311 Chestnut bathroom floor	995		995						
5824 Booth basement repair	15,395		15,395						
Landscaping	3,000			3,000					
10011 Hillcrest Road siding & window frames	11,398			11,398					
7921 Woodland porch soffits and paint	667			667					
2231 E 67th St privacy chain fence	1,824			1,824					
Storm and screen door replacement	24,000			4,000	4,000	4,000	4,000	4,000	4,000
Foundation repairs	128,400					32,100	32,100	32,100	32,100
Cycle carpet replacement 10% of units @ \$2000 each	85,600					21,400	21,400	21,400	21,400
Replace roof @ 7123 Indicia	7,990			-	-	7,990	-	-	-
Replace roof @ 707 W. 89th	11,650			-	11,650		-	-	-
Replace 4% of the hot water tanks	11,560			-	-		-	-	11,560
Rework sewers (drainage) 11216 Greenwood	16,900			-	16,900	-	-	-	-
Rework sewers (drainage) 10004 Hardesty	5,800			-	-	5,800	-	-	-
Rework sewers (drainage) 823 E. 75th	10,500			-	-	10,500	-	-	-
Skim coat patio @ 8406 E. 111th	1,400			-		-	-		1,400
Install vinyl siding @ 9201 Central	10,950			-	-	10,950	-	-	-
Install vinyl siding @ 9203 Central	10,950			-	-	10,950	-	-	-
Install vinyl siding @ 7401 E. 108th	8,850			-	-	8,850	-	-	-
Install vinyl siding @ 11031 Booth	8,850			-	-	8,850	-	-	-
Install vinyl siding @ 10707 Hillcrest	10,900			-	-	10,900	-	-	-
Replace windows @ 10707 Hillcrest	7,800			-	-	7,800	-	-	-
Replace windows @ 8406 E. 111th	7,850			-	-	7,850	-	-	-
Replace windows @ 1925 E. 74th	7,500			-	-	7,500	-	-	-
Replace windows @ 10419 Tullis	6,900			-	-	6,900	-	-	-
Replace windows @ 9632 Ditman Way				-	-	6,900	-	-	-

	6,900								
Replace windows @ 11216 Greenwood	6,700			-	-	6,700	-	-	-
Replace furnace / AC @ 10419 Tullis	6,900			-	-	6,900	-	-	-
Replace furnace / AC @ 10011 Hillcrest	6,900			-	-	6,900	-	-	-
Replace furnace / AC @ 7129 Woodland	7,650			-	-	7,650	-	-	-
Replace furnace / AC @ 8406 E. 111th	6,950			-	-	6,950	-	-	-
Replace furnace / AC @ 9506 Overhill	7,500			-	-	7,500	-	-	-
Replace furnace / AC @ 9508 Overhill	7,500			-	-	7,500	-	-	-
Trim / remove trees @ 7129 Woodland non-routine maint	2,000			-	2,000	-	-	-	-
Trim / remove trees @ 6733 Bellefontaine non-routine maint	1,950			-	1,950	-	-	-	-
Trim / remove trees @ 709 W. 89th non-routine maint	1,950			-	1,950	-	-	-	-
Trim / remove trees @ 10641 Bales non-routine maint	1,600			-	1,600	-	-	-	-
<b>South Scattered Sites (continued)</b>	<b>Total cost estimates</b>								
Trim / remove trees @ 7123 Indiana non-routine maint	2,000			-	2,000	-	-	-	-
Trim / remove trees @ 8716 E. 96th non-routine maint	2,000			-	2,000	-	-	-	-
Trim / remove trees @ 10419 Tullis non-routine maint	1,900			-	1,900	-	-	-	-
Trim / remove trees @ 11301 Booth non-routine maint	2,000			-	2,000	-	-	-	-
Trim / remove trees @ 9408 Palmer non-routine maint	1,900			-	1,900	-	-	-	-
Trim / remove trees @ 6847 Askew non-routine maint	2,000			-	2,000	-	-	-	-
Trim / remove trees @ 10707 Hillcrest non-routine maint	2,000			-	2,000	-	-	-	-
Trim / remove trees @ 9632 Ditman Way non-routine maint	2,000			-	2,000	-	-	-	-
Trim/remove trees @ 10011 Hillcrest non-routine maint	2,000			-	2,000	-	-	-	-
Trim/remove trees @ 10004 Hardesty non-routine maint	1,900			-	1,900	-	-	-	-
Trim/remove trees @ 9506 Overhill Rd non-routine maint	1,900			-	1,900	-	-	-	-
Trim/remove trees @ 9508 Overhill Rd non-routine maint	1,900			-	1,900	-	-	-	-

Total Rehab at 2231 E. 67th Street	42,600			-	42,600	-	-	-	-
Water diversion @ 11338 - 11328 S. Indiana	22,800			-	-	22,800	-	-	-
Water diversion @ 10774 - 10796 Hillcrest	21,500			-	-	21,500	-	-	-
Gutter guards at 9201 - 9203 Central.	5,950			-	-	-	-	-	5,950
Gutter guards at 9632 Ditman Way	4,000			-	-	-	-	-	4,000
Repair foundations @ 8448 Main	15,000			-	-	15,000	-	-	-
Repair foundations @ 7123 S Indiana	13,800			-	-	13,800	-	-	-
Repair foundations @ 6709 W. 89	18,500			-	-	18,500	-	-	-
Repair foundations @ 8407 E 109th	11,050			-	-	11,050	-	-	-
Additional Lighting @ 10774 - 10796 Hillcrest (front) lease from city in operating budget	-			-	-	-	-	-	-
<b>Total</b>	853,108	-	50,169	45,889	139,650	346,990	82,500	82,500	105,410

xAnnual Statement/Performance and Evaluation Report FOR PERIOD ENDING 6/30/07

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: MO16P002501-05 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2005
--	--	-------------------------------------

{ } 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	-		-	
2	1406 Operations	449,460		449,460	425,607
3	1408 Management Improvements	297,879		297,879	297,879
4	1410 Administration	276,406		276,406	276,406
5	1411 Audit	-		-	-
6	1415 Liquidated Damages	-		-	-
7	1430 Fees and Costs	33,155		33,155	7,754
8	1440 Site Acquisition	-		-	-
9	1450 Site Improvements	193,758		193,758	166,835
10	1460 Dwelling structures	921,117		921,117	657,367
11	1465.1 Dwelling Equipment-Non expendable	4,678		4,678	4,678
12	1470 Non -dwelling Structures	30,490		30,490	29,466
13	1475 Non-dwelling Equipment	188,129		188,129	67,596
14	1485 Demolition	-		-	-
15	1490 Replacement Reserves	-		-	-
16	1492 Moving to Work Demonstration	-		-	-
17	1495.1 Relocation Costs	-		-	-
18	1499 Development Activities	300,000		300,000	300,000
19	1501 Collateralization or Debt Service	656,439		656,439	656,439
20	1502 Contingencies			-	-
21	<b>Amount of Annual Grant ( sum of lines 2-20)</b>	<b>3,351,511</b>		<b>3,351,511</b>	<b>2,890,027</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: 501-05</b> Capital Fund Program Grant No: MOP002501-05 Replacement Housing Factor Grant No:	<b>Federal FY of Grant: 2005</b>
--	--	----------------------------------

Development Number	General Description of Major Work Categories	Dev. Account No.	Total Estimated Cost		Total Actual Cost	
			Original	Revised	Obligated	Expended
Name/HA Wide Activities	Description	acct	Original	Revised	Obligated	Expended
HAKC	Operating Costs	1406	449,460		449,460	425,607
HAKC	Receivership & Admin improvement	1408	100,094		100,094	100,094
HAKC	Acquire Office space	1408	106,695		106,695	106,695
HAKC	Staff Training	1408	-		-	-
HAKC	MIS Upgrade-Soft	1408	45,740		45,740	45,740
HAKC	Resident Employment Opportunities	1408	45,350		45,350	45,350
HAKC	Sundry	1408	-		-	-
HAKC	Non-technical Salaries& Benefits	1410	276,406		276,406	276,406
HAKC	Capital Assessment for HAKC	1430	-			
HAKC	Inventory counting service	1430	-			
HAKC	Warehouse Expenses	1430	2,712		2,712	2,712
HAKC	Fire alarm repair	1430	2,570		2,570	2,570
HAKC	Engineering IDQ Contract	1430	27,474		27,474	2,074
HAKC	Shredder Service Agreement	1430	98		98	98
HAKC	Eliminate FDLC sidewalk puddling	1450			-	-
HAKC	Warehouse Expenses	1460	2,602		2,602	2,602
HAKC	Restore power to cubicles & Computer Lab	1470	3,550		3,550	3,550
HAKC	Limited Environmental fungi sampling	1470	750		750	750
HAKC	Replace lock on #250 Service call	1470	653		653	653
HAKC	Replace Security alarm @299 Paseo	1470	1,600		1,600	1,600
HAKC	Install automatic Door Opener	1470	1,789		1,789	1,789
HAKC	Panic bar on FDLC front door	1475	150		<b>150</b>	150
HAKC	Equipment Maintenance	1475	77,835		77,835	67,446

HAKC	Office Equipment	1475	-		-	-
HAKC	MIS Upgrade	1475	106,960		106,960	-
HAKC	Development loan for N. Park Place	1499	300,000		300,000	300,000
HAKC	Collateralization or Debt Service	1501	656,439		656,439	656,439
Chouteau Courts	Engineering study for more parking	1430	-			
Chouteau Courts	Landscaping	1450	3,600		3,600	3,600
Chouteau Courts	Resurface admin bldg parking lot	1450	-		-	-
Chouteau Courts	Repair broken sidewalks	1450	10,155		10,155	3,488
Chouteau Courts	Repair sidewalks thru' development	1450	-		-	-
Chouteau Courts	Remove puddeling @ 1310-1314 Independence Ave	1450	-		-	-
Chouteau Courts	Drain Admin parking lot	1450	-		-	-
Chouteau Courts	Repair trip hazard	1450	5,421		5,421	5,421
Chouteau Courts	Install additional light pole for 1200 building	1450	-		-	-
Chouteau Courts	Replacement Upgrade	1460	-		-	-
Chouteau Courts	Upgrade electrical panels	1460	-		-	-
Chouteau Courts	Upgrade building exterior lighting	1460	11,949		11,949	11,949
Chouteau Courts	Repair/replace downspouts	1460	17,700		17,700	17,700
Chouteau Courts	Replace rear steps at 567/565	1460	3,425		3,425	3,425
Chouteau Courts	Add addresses to end of building	1460	3,470		3,470	3,470
Chouteau Courts	Enclose stairwell bslustrades	1460	4,648		4,648	4,648
Chouteau Courts	Dampened crawl space event	1460	4,500		4,500	4,500
Chouteau Courts	Replace bad porch posts	1460	-		-	-
Chouteau Courts	Maintenance for ADA compliance @1330 Independence	1460	1,870		1,870	1,870
Chouteau Courts	Furniture	1465	1,110		1,110	1,110
Chouteau Courts	Expand laundry facility	1470	4,649		4,649	4,649
Chouteau Courts	Modernize bathrooms in admin bldg	1470	-		-	-
Chouteau Courts	Remove storage Cages	1470	500		500	500
Chouteau Courts	Install locking device @community center	1470	1,500		1,500	1,486
Chouteau Courts	Replace picnic tables	1475	-		-	-
T B Watkins	Sidewalk Review @TB	1430	300		300	300
T B Watkins	Eliminate ponding b/n C8 & C9	1450	-		-	-
T B Watkins	Demolish fountain but not benches @Clymer	1450	-		-	-
T B Watkins	Repair sidewalks thru' development	1450	45,563		45,563	45,563
T B Watkins	Remove basketball court	1450	-		-	-

T B Watkins	Replace gravel w/sod as needed	1450	650		650	650
T B Watkins	Landscaping/Tree Trimming	1450	-		-	-
T B Watkins	Remove dead trees especially @ 12th & highland	1450	-		-	-
T B Watkins	Repair concrete manhole at 1706 E 12th	1450	-		-	-
T B Watkins	Correct drainage at D-1 bldg	1450	-		-	-
T B Watkins	Add retaining walls where needed	1450	18,800		18,800	18,800
T B Watkins	Headstart Fence	1450	3,000		3,000	3,000
T B Watkins	Replace damaged fire alarm	1460	1,562		1,562	1,562
T B Watkins	Add addresses to end of buildings	1460	1,900		1,900	-
T B Watkins	Paint hand rails, stair wells and seal steps	1460	2,738		2,738	-
T B Watkins	Replacement Upgrade	1460	10,586		10,586	9,675
T B Watkins	Paint all soffits, bay windows & downspouts	1460	123,795		123,795	4,095
T B Watkins	Replace HVAC vents	1460	-			
T B Watkins	Replace Boiler Drain Valve Perimeter pump	1460	242		242	242
T B Watkins	Seal wood landings	1460	19,232		19,232	-
T B Watkins	1330 Independence Repair Bedroom	1460	1,485		1,485	1,485
T B Watkins	Rail outside steps east front @ Clymer	1470	-		-	-
T B Watkins	Repair & maintenance @Clymer	1470	1,010		1,010	-
T B Watkins	Repair handicapped chair lift @Clymer	1475	3,184		3,184	-
Guinotte Manor	Landscaping/Tree Trimming	1450	2,500		2,500	-
Guinotte Manor	Repair sidewalks	1450	-			-
Guinotte Manor	Repair sidewalk on 4th @ 12009'1217	1450				-
Guinotte Manor	Replace broken swings & Remulch playground	1450	5,800		5,800	5,800
Guinotte Manor	Repair sidewalk thru' development	1450	-		-	-
Guinotte Manor	Replace yard gravel with sod	1450	-		-	-
Guinotte Manor	Replacement Upgrade & remove porch stains	1460	625		625	625
Guinotte Manor	Wheel chair access 4 shower stalls	1460	13,826		13,826	13,826
Guinotte Manor	paint upper half of down spouts	1460	-		-	-
Guinotte Manor	Fasten/repair deck planks	1460	52,380		52,380	52,380
Guinotte Manor	Replace broken siding	1460	7,768		7,768	7,768
Wayne Miner	Extend sidewalk at 901 9th	1450	-		-	-
Wayne Miner	Eliminate ponding at 1024 Garfield	1450	-		-	-
Wayne Miner	Repair sidewalks thru' development	1450	11,525		11,525	7,525
Wayne Miner	Install hand rails at 911 Garfield	1450	-		-	-

Wayne Miner	Fix erosion at 911 Garfield stairs	1450	-		-	-
Wayne Miner	Landscaping/Tree Trimming	1450	1,417		1,417	850
Wayne Miner	Provide re-grading & erosion control in NW	1450	-		-	-
Wayne Miner	Repair Retaining Wall	1450	8,650		8,650	8,650
Wayne Miner	Repair trip hazard	1450	2,886		2,886	2,886
Wayne Miner	Remove dead trees @ 1804 Woodland	1460	-		-	-
Wayne Miner	Replacement Upgrade	1460	3,145		3,145	-
Wayne Miner	Repair Gas line and water line @WM	1470	1,312		1,312	1,312
Riverview	Repair FDLC AC Fencing	1470	375		375	375
Riverview	Engineering study for drainage @ 1712 MO	1430	-		-	-
Riverview	Landscaping/Tree Trimming	1450	5,639		5,639	5,639
Riverview	Mud jack uneven sidewalk & sink hole	1450	-		-	-
Riverview	Fix sink hole in parking lot	1450	-		-	-
Riverview	Add sidewalk at mailboxes & laundry mtnce	1450	-		-	-
Riverview	Erosion control thru' development	1450	-		-	-
Riverview	Repair sidewalk thru' development	1450	10,721		10,721	5,300
Riverview	Exterior lights back NE development	1450	4,438		4,438	4,438
Riverview	Patch hole in FDLC parking lot	1450				-
Riverview	Sea joints in a building @Paseo	1450	1,750		1,750	1,750
Riverview	Replace 12 broken downspouts	1460	-		-	-
Riverview	Add addresses to end of buildings	1460	-		-	-
Riverview	Additional downspouts as needed	1460	-		-	-
Riverview	Replacement Upgrade	1460	6,752		6,752	6,352
Riverview	Paint trim, fascia, doors, downspouts & back	1460	21,299		21,299	21,299
Riverview	Downspout repair & installation	1460	3,000		3,000	-
Riverview	Separation wall at kitchen community center	1470	-		-	-
West Bluff	Clean gutters thru' development	1430	-		-	-
West Bluff	Engineering study for play field replacement t	1430	-		-	-
West Bluff	Landscaping/Tree Trimming	1450	-		-	-
West Bluff	Repair broken concrete as needed	1450	10,715		10,715	10,715
West Bluff	Replacement Upgrade	1460	6,932		6,932	720
West Bluff	Replace hose bid faucets with key system	1460	4,500		4,500	4,500
West Bluff	Replace tub surrounds at turnover	1460	-		-	-
West Bluff	Weather-strip doors to prevent water blowing in	1460	-		-	-

West Bluff	Replace hot water tanks	1460	-		-	-
West Bluff	Playground	1460	-		-	-
West Bluff	Gutter Cleaning @WB	1460	2,950		2,950	2,950
West Bluff	Replace appliances	1465	-		-	-
West Bluff	Create additional storage for maintenance	1470	-		-	-
Brush Creek	Key parking lot gate same as door elevator	1450	-		-	-
Brush Creek	Landscaping/Tree Trimming	1450	-		-	-
Brush Creek	Resurface parking lots & drive	1450	-		-	-
Brush Creek	Sidewalk repairs SW corner	1450	10,285		10,285	10,285
Brush Creek	Paint alternate halls & rails in common areas	1460	-		-	-
Brush Creek	Building joint repairs	1460	-		-	-
Brush Creek	Replace all storm doors	1460	-		-	-
Brush Creek	Replacement Upgrade	1460	24,978		24,978	24,978
Brush Creek	Regulate bedroom water pressure	1460	4,427		4,427	4,427
Brush Creek	Replace Chiller	1460	-		-	-
Brush Creek	West motor for circulating pump replacement	1460	1,630		1,630	1,630
Brush Creek	Modernize 18 Kitchen and Baths	1460	60,000		60,000	-
Brush Creek	Water pump repair	1465	2,392		2,392	2,392
Brush Creek	Security cameras outside & additional inside	1465	1,176		1,176	1,176
Brush Creek	Make public baths ADA compliant	1470	-		-	-
Brush Creek	Boiler Repair	1470	2,557		2,557	2,557
Brush Creek	Replace main compensating unit with PVC @BC	1470	4,600		4,600	4,600
Dunbar Gardens	Landscaping/Tree Trimming	1450	1,892		1,892	1,892
Dunbar Gardens	Paint stair nosing	1450	1,550		1,550	1,550
Dunbar Gardens	Seal and paint parking lots	1450	-		-	-
Dunbar Gardens	Paint stairwells	1450	-		-	-
Dunbar Gardens	Replace broken sidewalks	1450	-		-	-
Dunbar Gardens	Concrete repairs	1450	11,180		11,180	11,180
Dunbar Gardens	Replacement Upgrade	1460	11,330		11,330	5,630
Dunbar Gardens	Tuck point brickwork	1460	3,225		3,225	3,225
Dunbar Gardens	Replace steps at two units	1460	-		-	-
Dunbar Gardens	Add addresses to end of buildings	1460	-		-	-
Dunbar Gardens	Concrete repairs	1460	6,100		6,100	325
Dunbar Gardens	Improve rear exit @3399 Denver	1460	3,000		3,000	3,000

Dunbar Gardens	Repaint porches with traction paint	1460	-		-	-
Dunbar Gardens	modernize remaining bathrooms	1460	34,153		34,153	34,152
Dunbar Gardens	Electrical repair@ DG	1460	1,863		1,863	1,158
Dunbar Gardens	Convert comm. center RR to 504 accessible	1470	-		-	-
Pemberton Heights	Landscaping/Tree Trimming	1450	850		850	850
Pemberton Heights	Eliminate ponding on front curb	1450	-		-	-
Pemberton Heights	Replace kitchen cabinets/Counter tops	1460	20,000		20,000	20,000
Pemberton Heights	Replacement Upgrade	1460	49,680		49,680	40,180
Pemberton Heights	Paint all common areas	1460	-		-	-
Pemberton Heights	Renovate 1st floor bathrooms	1460	-		-	-
Pemberton Heights	Install corner guards in hallway	1460	-		-	-
Pemberton Heights	Replace screens on sliding doors	1460	-		-	-
Pemberton Heights	New furniture for public area	1465	-		-	-
Pemberton Heights	Exhaust fan in trash room	1470	-		-	-
Pemberton Heights	Repaint steel garage door jambs	1470	5,645		5,645	5,645
Pemberton Heights	Paint stairwells after remediation	1470	-		-	-
Pemberton Heights	Replace sheet rock 1st floor hall	1470	-		-	-
Scattered Sites	Landscaping/Tree Trimming	1450	9,069		9,069	1,301
Scattered Sites	7433 Hunter Court privacy fence	1450	1,546		1,546	1,546
Scattered Sites	Sod & landscaping (incl Bales & Cherry)	1450	-		-	-
Scattered Sites	6910 Cleveland (back yard floods)	1450	-		-	-
Scattered Sites	226 W 77th replace French drain	1450	4,157		4,157	4,157
Scattered Sites	Comprehensive modernization	1460	50,409		50,409	42,909
Scattered Sites	8106 NW 52nd repair basement, roof, ceiling and garage	1460	20,312		20,312	20,311
Scattered Sites	3721 E 60th roof, basement, rive & carpet	1460	-		-	-
Scattered Sites	716 Cleveland leaky basement	1460	4,217		4,217	4,217
Scattered Sites	1825 Spruce porch & foundation	1460	5,959		5,959	5,959
Scattered Sites	3708 Monroe leaky basement	1460	8,135		8,135	8,135
Scattered Sites	3339 Cypress leaky basement	1460	3,671		3,671	3,671
Scattered Sites	3859 E 60th roof & leaky basement	1460	8,481		8,481	8,481
Scattered Sites	5940 Cypress Leaky basement	1460	10,199		10,199	10,199
Scattered Sites	7813 E48th foundation leaks	1460	19,630		19,630	19,630
Scattered Sites	3017 E 23 flooding basement	1460	3,055		3,055	3,055
Scattered Sites	10707 Hillcrest railing for basement	1460	-		-	-

Scattered Sites	8524 Euclid limbs, paneling & carpet	1460	3,690		3,690	3,690
Scattered Sites	709 W 89th basement cracks	1460	-		-	-
Scattered Sites	Replacement Upgrade	1460	50,103		50,103	41,055
Scattered Sites	Remodel 40 JOC units @ 8/yr.	1460	-		-	-
Scattered Sites	6847 Askew (back flow preventer)	1460	-		-	-
Scattered Sites	4013 E 69th total rehab	1460	39,868		39,868	31,585
Scattered Sites	2908 White (re-roof)	1460	6,013		6,013	6,013
Scattered Sites	10641 Bales (back flow preventer)	1460	1,375		1,375	1,375
Scattered Sites	127 N. Elmwood (flooding basement)	1460	5,520		5,520	5,520
Scattered Sites	1123 Monroe (flooding and sagging floor)	1460	12,254		12,254	12,254
Scattered Sites	10901 Cambridge leaking basement	1460	8,503		8,503	8,503
Scattered Sites	2620 lawn (new front porch & foundation fix)	1460	-		-	-
Scattered Sites	3339 Cypress (gutter & leaking roof)	1460	-		-	-
Scattered Sites	5130 Lydia (Repair Chimney Stack repair)	1460	5,956		5,956	5,956
Scattered Sites	Misc. repairs to be done by Mgmt Co	1460	830		830	830
Scattered Sites	7404 Park (full rehab)	1460	-		-	-
Scattered Sites	5507 Brooklyn (full rehab)	1460	52,800		52,800	52,800
Scattered Sites	4901 E. 40th Terr (full rehab)	1460	41,940		41,940	41,940
Scattered Sites	3720 Cypress (full rehab)	1460	-		-	-
Scattered Sites	1618 Belmont roof & foundation repair	1460	2,929		2,929	2,929
	<b>TOTAL</b>		3,351,511		3,351,511	2,890,027

**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: MOP002501-05 Replacement Housing Factor Grant No:	<b>Federal FY of Grant: 2005</b>
--	--	----------------------------------

Development Number Name/HA Wide Activities	All Funds Obligated			All Funds Expended			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
	8/17/07						
<b>HAKC WIDE</b>	8/17/07		7/31/07	8/17/09			
<b>MO2-01 Chouteau Courts</b>	8/17/07		7/31/07	8/17/09			
<b>MO2-06 TB Watkins</b>	8/17/07		7/31/07	8/17/09			
<b>MO2-05 Guinotte Manor</b>	8/17/07		7/31/07	8/17/09			
<b>MO2-06 Wayne Minor</b>	8/17/07		7/31/07	8/17/09			
<b>MO2-05 Riverview</b>	8/17/07		7/31/07	8/17/09			
<b>MO2-08 West Bluff</b>	8/17/07		7/31/07	8/17/09			
<b>MO2-13 Brush Creek</b>	8/17/07		7/31/07	8/17/09			
<b>MO2-14 Dunbar Gardens</b>	8/17/07		7/31/07	8/17/09			
<b>MO2-25 Pemberton Heights</b>	8/17/07		7/31/07	8/17/09			
<b>MO2-38 Scattered Sites</b>	8/17/07		7/31/07	8/17/09			

x Annual Statement/Performance and Evaluation Report FOR PERIOD ENDING 6/30/07

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: 501-06</b> Capital Fund Program Grant No: MO16P002501-06 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2006
--	--	-------------------------------------

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			-	
2	1406 Operations	741,432		741,432	741,432
3	1408 Management Improvements	556,074		520,566	430,045
4	1410 Administration	342,519		342,519	342,519
5	1411 Audit	-		-	-
6	1415 Liquidated Damages	-		-	-
7	1430 Fees and Costs	310		5,272	-
8	1440 Site Acquisition	-		-	-
9	1450 Site Improvements	249,345		137,318	69,978
10	1460 Dwelling structures	1,203,881		525,632	214,877
11	1465.1 Dwelling Equipment-Non expendable	-		-	-
12	1470 Non -dwelling Structures	82,700		83,686	21,686
13	1475 Non-dwelling Equipment	202,680		119,772	87,764
14	1485 Demolition	-		-	-
15	1490 Replacement Reserves	-		-	-
16	1492 Moving to Work Demonstration	-		-	-
17	1495.1 Relocation Costs	-		-	-
18	1499 Development Activities	-		-	-
19	1501 Collateralization or Debt Service	328,220		328,219	328,219
20	1502 Contingencies	-		-	-
21	<b>Amount of Annual Grant ( sum of lines 2-20)</b>	<b>3,707,162</b>		<b>2,804,416</b>	<b>2,236,521</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: 501-06</b> Capital Fund Program Grant No: MOP002501-06 Replacement Housing Factor Grant No:	<b>Federal FY of Grant: 2006</b>
--	--	----------------------------------

Development Number	General Description of Major Work Categories	Dev. Account No.	Total Estimated Cost		Total Actual Cost	
			Original	Revised	Obligated	Expended
<b>Name/HA Wide Activities</b>						
HAKC	Operating Costs	1406	741,432.00		741,432.00	741,432.00
HAKC	Receivership & Admin improvement	1408	150,221.75		150,222.00	150,222.00
HAKC	Acquire Office space	1408	161,684.54		161,684.54	161,684.54
HAKC	Staff Training	1408	21,041.23		20,886.12	20,886.12
HAKC	MIS Upgrade	1408	124,040.78		123,731.75	50,209.91
HAKC	Resident Employment Opportunities	1408	45,000.00		45,000.00	28,000.00
HAKC	Capital Assessment and Energy Audit	1408	-		-	
HAKC	Sundry	1408	19,042.00		19,042.00	19,042.45
HAKC	Non-technical Salaries& Benefits	1410	342,519.03		342,519.00	342,519.00
HAKC	FDLC Engineer parking study	1430	310.00		-	-
HAKC	Check & Repair Security System	1430	400.00		400.00	
HAKC	Shredders Service Agreement	1430	472.00		472.00	
HAKC	Architectural service for converting Bathroom	1430	4,400.00		4,400.00	
HAKC	FDLC Patch hole in parking lot	1450	7,700.00		7,700.00	7,700.00
HAKC	FDLC Eliminate Erosion and puddeling	1450	-		-	
HAKC	FDLC replacement Upgrade	1470	2,600.07		2,600.00	2,600.00
HAKC	FDLC fence for gap b/n buildings	1470	-		-	
HAKC	FDLC 1st floor carpeting	1470	16,478.00		16,478.00	
HAKC	FDLC 1st floor painting	1470	7,450.00		-	
HAKC	FDLC Paint exterior public safety doors	1470	-		-	
HAKC	FDLC Repair downspout on back corner	1470	-		-	
HAKC	FDLC HVAC repair	1470	550.00		550.00	550.00
HAKC	Maintenance Equipment	1475	92,918.79		-	

HAKC	Office Equipment- Hard Cost	1475	23,000.00		23,000.00	23,000.00
HAKC	Office Equipment- Soft Cost	1475	75,112.82		63,813.08	56,626.62
HAKC	Expendable office furniture and equipment	1475	10,677.54		10,677.54	8,137.72
Pemberton Heights	New Furniture in common area	1475	2,268.05		2,268.00	-
T B Watkins	Repair Handicapped Chairlift @ Clymer	1475	20,013.00		20,013.00	
HAKC	Debt service- Principal	1501	294,908.67		294,908.12	294,908.12
HAKC	Debt service- Interest	1501	33,311.33		33,311.33	33,311.00
Chouteau Courts	Landscaping	1450	-		-	
Chouteau Courts	Replace picnic tables	1450	-		-	
Chouteau Courts	Remulch Playground	1450	4,650.00		4,650.00	4,650.00
Chouteau Courts	Repair fence around playground	1450	1,000.50		1,000.00	800.00
Chouteau Courts	Seal and strip residents parking lot	1450	4,700.00		-	
Chouteau Courts	Replace swings on play ground	1450	-		-	
Chouteau Courts	Replace all cracked sidewalks	1450	-		-	
Chouteau Courts	Erosion control through Development	1450	12,870.00		4,340.00	2,970.00
Chouteau Courts	Add addresses on end of building	1450	1,530.00		1,530.00	-
Chouteau Courts	Replacement Upgrade	1460	9,750.00		9,750.00	6,450.00
Chouteau Courts	Upgrade building exterior lights	1460	6,193.00		-	
Chouteau Courts	Replace 80 wood crawl space vent cover	1460	5,100.00		5,100.00	5,100.00
Chouteau Courts	Replace wooden pillar footings as needed	1460	1,645.00		1,645.00	1,645.00
Chouteau Courts	Repair settling sewer stack in 14 buildings	1460	-		-	
Chouteau Courts	Clean all air vents	1460	13,400.00		13,399.00	-
Chouteau Courts	Replace metal interior doors as needed	1460	-		-	
Chouteau Courts	Repair underlayment in damaged breezeway	1460	-		-	
Chouteau Courts	power wash outer floors/apply no skid paint	1460	13,555.00		13,555.00	13,555.00
Chouteau Courts	Fix underlayment at entrance to 1302 C	1460	-		-	
Chouteau Courts	Remove Sidewalk & Install new sewer	1460	4,670.00		4,670.00	4,670.00
Chouteau Courts	Architectural service for extension of Laundry	1460	2,650.00		2,650.00	-
Chouteau Courts	Kitchen ADA Compliant	1460	1,950.00		1,950.00	-
Chouteau Courts	Replace Bad Porches	1460	1,850.00		1,850.00	-
Chouteau Courts	Hallway Repair @ CC	1460	55,950.00		55,950.00	-
Chouteau Courts	Expand laundry facilities.	1470	-		-	

Chouteau Courts	Convert admin back door to entrance	1470	4,000.00		-	
Chouteau Courts	Preparing Storage space	1470	2,939.93		2,939.88	2,039.88
T B Watkins	Landscaping	1450	295.00		-	
T B Watkins	Protect exposed ground drain vents	1450	500.00		-	
T B Watkins	Fence a/c unit to prevent theft	1450	2,000.00		-	
T B Watkins	Repair trip hazards & sink holes in sidewalks	1450	4,495.00		4,495.00	
T B Watkins	Erosion control through Development	1450	4,520.00		4,520.00	3,000.00
T B Watkins	Fix sinking manhole in south parking lot	1450	5,000.00		5,000.00	
T B Watkins	Mulch Playground	1450	10,268.00		10,268.00	
T B Watkins	Replace Gravel with sod as needed	1450	200.00		200.00	
T B Watkins	Replacement Upgrade	1460	6,528.00		6,527.87	1,527.87
T B Watkins	Replace damaged fire alarm	1460	-		-	
T B Watkins	Add addresses on end of building	1460	4,100.44		3,100.00	
T B Watkins	Replace window seals in four units	1460	-		-	
T B Watkins	Treat all buildings with all graffiti protection	1460	-		-	
T B Watkins	Clean vents in all units	1460	18,022.00		-	
T B Watkins	Plumbing Repair	1460	1,422.00		1,422.00	1,422.00
T B Watkins	Replace broken sewer #1301 vine	1460	10,160.00		10,160.00	10,160.00
T B Watkins	Planter Box repair	1460	2,156.00		2,156.00	2,156.00
T B Watkins	Sidewalk Trip hazard repair	1460	4,500.00		4,500.00	-
T B Watkins	Paint all soffits, bay windows and downspouts	1460	4,585.00		4,585.00	-
T B Watkins	Repair lights and some detectors	1470	9,000.00		6,000.00	5,850.00
T B Watkins	Repair plumbing in three storage basements	1470	5,978.47		-	
T B Watkins	Repair fire alarm panel @ Clymer center	1470	3,250.00		3,250.00	
T B Watkins	Evaluation of Chair lift repair	1470	435.00		435.00	435.00
T B Watkins	Rest room repair	1470	2,790.00		2,790.00	
Guinotte Manor	Install Mulch in Playground	1450	3,619.00		3,619.00	2,450.00
Guinotte Manor	Landscaping	1450	15,450.00		15,450.00	13,800.00
Guinotte Manor	Stop erosion through out development	1450	10,100.00		8,170.00	8,170.00
Guinotte Manor	Replace playground Equipment	1450	8,107.00		-	
Guinotte Manor	Replacement Upgrade	1460	14,650.00		14,650.00	14,650.00
Guinotte Manor	Make shower stalls ADA accessible	1460	-		-	

Guinotte Manor	Repair front porch cracks	1460	-		-	
Guinotte Manor	Top railing paint repairs on back deck	1460	2,689.00		-	
Guinotte Manor	Recaulk windows	1460	19,715.00		-	
Guinotte Manor	Modify one unit for ADA accommodation	1460	3,800.00		-	
Guinotte Manor	Repair defective double pane window seals	1460	3,125.00		-	
Guinotte Manor	Replace bent storm doors	1460	22,750.00		-	
Guinotte Manor	Clean all air vents	1470	21,900.00		-	
Guinotte Manor	Install handicap accessible door @ community center	1470	4,500.00		-	
Wayne Miner	Landscaping	1450	755.00		-	
Wayne Miner	Build Playground	1450	-		-	
Wayne Miner	Remove old playground	1450	-		-	
Wayne Miner	Stop erosion through out development	1450	2,695.00		2,695.00	2,695.00
Wayne Miner	Replace Sidewalk	1450	3,700.00		3,700.00	3,700.00
Wayne Miner	Patch Cracked concrete and repair stairs	1450	3,335.00		3,335.00	3,335.00
Wayne Miner	Replacement Upgrade	1460	3,185.00		3,185.00	3,185.00
Wayne Miner	Storm door for all front doorways	1460	-		-	
Wayne Miner	Paint rusted soffits	1460	-		-	
Wayne Miner	Key control for hose bibs	1460	-		-	
Wayne Miner	Clean all air vents	1460	5,306.00		5,306.00	5,305.80
Wayne Miner	Treat all buildings with graffiti protection	1460	7,800.00			
Wayne Miner	Replace drain pipe NE corner of community Center	1470	-		-	
Wayne Miner	Replace condensing unit	1470	10,200.00		10,200.00	10,200.00
Riverview Gardens	Landscaping	1450	4,674.00		-	
Riverview Gardens	Add sidewalk at Laundry and maintenance	1450	500.00		-	
Riverview Gardens	Additional dumpster pad at laundry	1450	850.00		-	
Riverview Gardens	Stop erosion through out development t	1450	1,800.00		-	
Riverview Gardens	Stripe parking stalls throughout development	1450	7,500.00		-	
Riverview Gardens	Plant shrubs to separate from City Park	1450	7,000.00		-	
Riverview Gardens	Patch hole in FDLC Parking	1450	1,779.00		1,779.00	
Riverview Gardens	Replacement Upgrade	1460	-		-	
Riverview Gardens	Power wash and seal wood deck	1460	2,833.00		-	

Riverview Gardens	Gutter Cleaning	1460	500.00		-	
Riverview Gardens	Clean all air vents	1460	23,200.00		-	
Riverview Gardens	Repair pipes in laundry room	1470	1,000.00		-	
Riverview Gardens	Add storage shelves to maintenance shop	1470	295.00		-	
Riverview Gardens	Repair Glass in Board Room	1470	500.00		500.00	11.52
West Bluff	Landscaping/Tree Trimming	1450	775.50		-	
West Bluff	Repair Broken concrete throughout development	1450	91.86		-	
West Bluff	Erosion control through development	1450	926.14		-	
West Bluff	Exterior light at top of hill at playground	1450	2,000.00		-	
West Bluff	pour walks over trails	1450	12,145.50		12,145.50	
West Bluff	Replacement Upgrade	1460	-		-	
West Bluff	Replace the surrounds at turnover	1460	9,500.00		-	
West Bluff	Replace kitchen cabinets	1460	19,250.00		-	
West Bluff	Replace bathroom vanities	1460	11,000.00		-	
West Bluff	Install hinged closet doors	1460	-		-	
West Bluff	Add colored shutters to units	1460	-		-	
West Bluff	Pressure wash brick & vinyl siding	1460	4,500.00		-	
West Bluff	Replace three bathroom lavatories	1460	1,200.00		-	
West Bluff	Replace three bathtubs	1460	2,250.00		-	
West Bluff	Clean all air vents	1460	9,900.00		-	
West Bluff	Repair leaks in roof valleys	1460	5,332.42		-	
West Bluff	Remove infected pipes & install new	1460	3,740.00		3,740.00	3,740.00
West Bluff	roof repair@1210 West Bluff	1460	2,390.00		2,390.00	2,390.00
West Bluff	Erosion control through Development	1460	2,325.00		2,325.00	2,325.00
West Bluff	Repair sidings, soffits, downspout & fascia	1460	1,980.00		1,980.00	1,980.00
West Bluff	Repair uneven floor @1331 west bluff	1460	4,667.58		4,667.58	
West Bluff	Storage space for maintenance.	1470	30,443.00		30,442.77	
Brush Creek	Landscaping/Tree Trimming	1450	2,317.00		-	
Brush Creek	Resurface parking lots & drive	1450	-		-	
Brush Creek	Install rail around cooling tower	1450	405.00		-	
Brush Creek	Light Parking Lots	1450	5,000.00		-	
Brush Creek	Replacement Upgrade	1460	4,000.00		4,000.00	
Brush Creek	Paint alternate halls and rails	1460	28,000.00		21,000.00	
Brush Creek	Renovate food pantry	1460	1,200.00		-	

Brush Creek	Modernize 17 kitchens a year	1460	-	-	-
Brush Creek	Energy saving storm doors	1460	-	-	-
Brush Creek	Repair cracks in hallway walls	1460	4,850.00	4,850.00	4,850.00
Brush Creek	Replace security camera for roper cover	1460	15,590.00	-	-
Brush Creek	Replace outside soffits	1460	7,938.00	7,938.00	7,938.00
Brush Creek	Replace building main plumbing drains	1460	-	-	-
Brush Creek	Seal cracks in exterior seams	1460	1,125.00	-	-
Brush Creek	Replace elevator carriage parts	1460	33,766.00	-	-
Brush Creek	Install trash removal unit for basement	1460	7,188.00	5,755.00	-
Brush Creek	Elevator repair	1460	175,137.00	-	-
Brush Creek	Erosion control through Development	1460	2,325.00	2,325.00	2,325.00
Brush Creek	Repair to BC Fire sprinkler	1460	2,874.00	2,874.00	-
Brush Creek	Plumbing work @ BC	1460	7,640.00	7,640.00	-
Brush Creek	Security Camera outside and inside	1470	1,500.00	1,500.00	-
Dunbar Gardens	Landscaping	1450	2,000.00	-	-
Dunbar Gardens	Erosion control through Development	1450	5,000.00	-	-
Dunbar Gardens	Divert water from resident window well	1450	500.00	-	-
Dunbar Gardens	Add new dumpster pad at NW corner of development	1450	4,600.00	-	-
Dunbar Gardens	Seal and Paint Parking lots	1450	2,500.00	2,500.00	-
Dunbar Gardens	Add addresses on end of building	1450	3,000.00	3,000.00	-
Dunbar Gardens	Replacement Upgrade	1460	2,235.00	2,235.00	2,235.00
Dunbar Gardens	Repaint exposed roof flashings	1460	15,000.00	-	-
Dunbar Gardens	Clean all air vents	1460	6,500.00	-	-
Dunbar Gardens	Clean all scuppers.	1460	1,200.00	-	-
Dunbar Gardens	Install scupper guards	1460	2,750.00	-	-
Dunbar Gardens	Paint decks with skid proof paint	1460	8,500.00	-	-
Dunbar Gardens	seal cat walk horizontal seams	1460	8,834.00	500.00	500.00
Dunbar Gardens	Upgrade electrical breaker boxes as needed	1460	2,000.00	-	-
Dunbar Gardens	Roof Replacement @ DG	1460	3,170.00	3,170.00	3,170.00
Dunbar Gardens	Roof Trim Painting	1460	3,875.00	3,875.00	3,875.00
Dunbar Gardens	Concrete development Repair	1460	2,975.00	2,975.00	2,975.00

Dunbar Gardens	Erosion control through Development	1460	2,325.00		2,325.00	2,325.00
Dunbar Gardens	Tuck Point Brick work	1460	1,650.00		1,650.00	
Dunbar Gardens	Building Maintenance	1460	12,500.00		1,950.00	
Dunbar Gardens	Cover community center RR to 504 accessible	1470	5,000.00		5,000.00	
Dunbar Gardens	Install Portable ac unit in units	1470	1,000.00		1,000.00	
Pemberton Heights	Landscaping	1450	-		-	
Pemberton Heights	Replacement Upgrade	1460	9,911.30		6,316.00	1,000.00
Pemberton Heights	Paint all common areas above 1st	1460	2,000.00			
Pemberton Heights	Re-carpet hallways	1460	22,700.00		22,700.00	
Pemberton Heights	Replace Screens on sliding doors	1460	-			
Pemberton Heights	Replace rollout windows w/sliders	1460	-			
Pemberton Heights	Install thresholds in ADA Showers	1460	1,200.00			
Pemberton Heights	Replace defective plumbing & drywall	1460	9,980.00		9,980.00	
Pemberton Heights	stop leaks in (9) ADA Units	1460	1,455.00		-	
Pemberton Heights	Replace Carriage part in both elevators	1460	13,200.00		-	
Pemberton Heights	Erosion control through Develop	1460	2,325.00		2,325.00	2,325.00
Pemberton Heights	Repair PH community room	1460	788.00		788.00	787.50
Pemberton Heights	Repair sewer	1460	9,315.00		9,315.00	
Pemberton Heights	Exhaust fans in trash room	1470	900.00		-	
Scattered Sites	Landscaping/Tree Trimming	1450	-		-	
Scattered Sites	11105 N. main fence and drive	1450	-		-	
Scattered Sites	7433 Hunter Ct privacy fence	1450	1,500.00		-	
Scattered Sites	648 NE 83rd Replace Valve	1450	4,963.07		4,704.07	
Scattered Sites	4287 E 61st Cut branches and fix drive	1450	9,773.00		9,773.00	9,773.00
Scattered Sites	5202 Skyless solve drive and drainage	1450	2,011.00		-	
Scattered Sites	4671-4681 Overton Excavate proper grade	1450	-		-	
Scattered Sites	6702 Walrond trim overhead tree	1450	1,500.00		-	
Scattered Sites	2011 E Gregory Expand Parking	1450	6,934.94		6,934.94	6,934.94
Scattered Sites	12116 Replace Furnace and Water Heater	1450	3,920.00		3,920.00	
Scattered Sites	Tree Trimming	1450	11,889.00		11,889.00	
Scattered Sites	Replacement Upgrade	1460	7,530.00			

Scattered Sites	Storm/screen doors & appliances	1460	18,799.19			
Scattered Sites	7017,7015,7009 N Gower paint	1460	16,200.00		16,200.00	16,200.00
Scattered Sites	1301 NE 112th -Roof, Wall, Drive & Deck	1460	24,800.00		-	
Scattered Sites	8106 NE 52 Foundation leak repair	1460	5,000.00		-	
Scattered Sites	5640 Overton - Windows, walls and sidings	1460	3,000.00		-	
Scattered Sites	8406 NE110 Terr Paint Exterior	1460	6,801.00		6,801.00	6,801.00
Scattered Sites	3746 N.Cherry Repair sinking sub-floor	1460	3,356.00		3,356.00	-
Scattered Sites	3866 E 61st Frames and Sashes	1460	5,634.00		5,634.00	5,634.00
Scattered Sites	1123 Monroe fence and plaster cracks	1460	-		-	
Scattered Sites	4332 Hardesty interior rehab	1460	12,105.00		-	
Scattered Sites	4504 E 18th Complete rehab	1460	37,500.00		-	
Scattered Sites	4418 Lawn interior rehab	1460	23,500.00		-	
Scattered Sites	716 Cleveland - Leaking basement	1460	1,653.00		-	
Scattered Sites	1705 Elmwood- Roof, ceilings and wall	1460	7,267.00		7,267.00	7,267.00
Scattered Sites	1618 Belmont Roof, Ceiling and wall	1460	2,700.00		-	-
Scattered Sites	918 Cleveland- Garage roof repair	1460	5,099.00		5,099.00	5,099.00
Scattered Sites	5501 E 39th complete rehab	1460	41,740.79		32,000.00	
Scattered Sites	2620 Roof, window & drive	1460	13,177.00		13,176.75	13,176.75
Scattered Sites	5711 E 40th Sidings and Carpet	1460	7,887.00		-	
Scattered Sites	7821 E 21st -foundation, walls and erosion	1460	6,676.00		-	
Scattered Sites	4652 Overton foundation back fill	1460	-		-	
Scattered Sites	4651 Overton window wells & drive	1460	3,122.00		-	
Scattered Sites	4648 Overton siding and gutter replacement	1460	750.00		-	
Scattered Sites	4660 Overton window wells & siding	1460	2,220.00		-	
Scattered Sites	4571 Overton window wells & erosion	1460	-		-	
Scattered Sites	4670 Overton window wells & backfill	1460	175.00		175.00	175.00
Scattered Sites	4657 Overton window wells & backfill	1460	2,850.00		2,850.00	2,850.00
Scattered Sites	4655 Overton window wells	1460	2,500.00		2,500.00	2,500.00
Scattered Sites	4667 Overton window wells & backfill	1460	1,575.00		268.00	268.00
Scattered Sites	4665 Overton window wells & backfill	1460	2,850.00		4,157.00	4,157.00
Scattered Sites	4677 Overton window wells & siding	1460	2,789.00		2,789.00	2,789.00

Scattered Sites	4675 Overton window wells & backfill	1460	-	-	-
Scattered Sites	4679 Overton siding a& soffits	1460	-	-	-
Scattered Sites	4672 Overton window well & backfill	1460	-	-	-
Scattered Sites	5515 highland, 4306 towere, 3743 garner roof leak repair	1460	7,992.00	7,992.00	7,992.00
Scattered Sites	8307B Everton-Replace Obsolete Plumbing	1460	13,956.00	13,956.00	
Scattered Sites	Window Replacemnt@3406 Anderson	1460	12,088.00	12,088.00	
Scattered Sites	5601 Bellefontaine Driveway Repair	1460	7,669.00	7,669.00	
Scattered Sites	8308 E 91st replace roof deck	1460	5,000.00	-	
Scattered Sites	Remodel 8 units a year	1460	15,121.63	15,120.95	15,120.95
Scattered Sites	9201 & 9203 Central paint and repair sidings	1460	14,500.00	-	
Scattered Sites	11030 Booth garage door	1460	993.00	-	
Scattered Sites	2908 E 69th tuck point & screen chimney	1460	747.00	-	
Scattered Sites	11301 Booth kitchen sub floor & covering	1460	1,442.00	1,442.00	1,442.00
Scattered Sites	6311 Chestnut bathroom floor	1460	995.00	-	
Scattered Sites	Plumbing work @16041 Bales	1460	2,340.00	2,340.00	2,340.00
Scattered Sites	7401 E 108 replace sidings & paint wall	1460	8,829.10	8,829.10	6,498.00
Scattered Sites	5824 Booth Basement Repair	1460	15,395.00	15,394.44	-
Scattered Sites	Repair Stone Retaining wall @1324 E 83 Terr	1460	4,357.58	7,530.00	-
Scattered Sites	Plumbing Repair @11216 Greenwood	1460	7,632.00	4,357.58	-
Scattered Sites	Siding Repair @1011 Hillcrest	1460	11,309.00	7,632.00	-
Scattered Sites	Replacement of Exterior signs and paint wall	1460	2,916.46	11,309.00	-
			<b>3,707,162</b>	<b>2,804,416</b>	<b>2,236,521</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: 501-06</b> Capital Fund Program Grant No: MOP002501-06 Replacement Housing Factor Grant No:	<b>Federal FY of Grant: 2006</b>
--	--	----------------------------------

Development Number Name/HA Wide Activities	All Funds Obligated			All Funds Expended			Reason for Revised Target Dates
	Original		Actual	Original			
<b>HAKC WIDE</b>	7/17/08		10/31/07	7/17/10			
<b>M02-01 Chouteau Courts</b>	7/17/08		10/31/07	7/17/10			
<b>M02-06 TB Watkins</b>	7/17/08		10/31/07	7/17/10			
<b>M02-03 Guinotte Manor</b>	7/17/08		10/31/07	7/17/10			
<b>M02-06 Wayne Minor</b>	7/17/08		10/31/07	7/17/10			
<b>M02-05 Riverview</b>	7/17/08		10/31/07	7/17/10			
<b>M02-08 West Bluff</b>	7/17/08		10/31/07	7/17/10			
<b>M02-13Brush Creek</b>	7/17/08		10/31/07	7/17/10			
<b>M02-14 Dunbar Gardens</b>	7/17/08		10/31/07	7/17/10			
<b>M02-25 Pemberton Heights</b>	7/17/08		10/31/07	7/17/10			
<b>M02-38 Scattered Sites</b>	7/17/08		10/31/07	7/17/10			

**Attachment C**

**Resident Advisory Board**

**Othaphene Wallace (Public Housing Representative)**  
**Christine Robinson (Public Housing Representative)**  
**Regina Hubley-McDaniel (Public Housing Representative)**  
**Janice Mack (Public Housing Representative)**  
**Lizzy Brown (Public Housing Representative)**

**Shalise Guy (Section 8 Representative)**

**Julie Levin (Attorney for the PHRC)**

**Attachment D**

**Resident Board Member**

**Mrs. Ellen White, 14220 East 49<sup>th</sup> Terrace., Kansas City, Missouri**

**Attachment E**

**COMMUNITY SERVICE**

**Page 10 (bb)**  
**Add**

**Community Service Requirement**

Community service requires that each non-exempt adult resident residing in a Hope VI development must comply with the requirements contribute eight (8) hours per month of community service (not including political activities), or participate in an economic self-sufficiency program for eight (8) hours per month.

- A. Exemption is provided subject to specific requirements as described below, upon verification. Exemption include an adult family member who:
  - 1) Is Elderly
  - 2) Is blind or disabled as defined under law and who is unable to Comply with the community service requirement, or is primary Caretaker of such an individual
  - 3) Is engaged in work activities
  - 4) Meets requirements for being exempted from having to engage in work activities under State or TANF requirements.
  - 5) Is a member of a family receiving assistance, benefits or service under any welfare program of the state in the Housing Authority is located, and not in noncompliance with state or TANF requirements
  - 6) Work activities.
  
- B. Resident must immediately notify the Housing Authority of any change that affects a household member's exemption from the community service requirement, specifically if the household member no longer meets the exemption from the community service requirements.

**Noncompliance:** The Housing Authority shall determine annually if non-exempt adult residents are in compliance. **This Lease shall not be renewed or extended unless the head of household and the noncompliant adult, before the lease expiration date, enter into an agreement to make up the hours within the next twelve (12) month period**

The remainder of the Lease not herein amended remains the same, in force and effect.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_ 2003.

\_\_\_\_\_  
Resident Lessee

\_\_\_\_\_  
Housing Authority Representative

# **Attachment F**

## **PET POLICY**

### **PET POLICY AND PROCEDURES**

Effective March 1, 2006

#### **I. STATEMENT OF NONDISCRIMINATION:**

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

- A. This policy does not apply to service animals that are used to assist persons with disabilities. All such animals which reside in developments for the elderly or for persons with disabilities are excluded from this policy, as are all such animals which visit these developments.
- B. To qualify for this exclusion, the resident or prospective resident must certify in writing that the resident or a member of her/his family has a disability, that the animal has been trained to assist persons with that specific disability and the animal actually assists the person with the disability.
- C. HAKC will not apply or enforce any pet rules as stated herein against individuals with animals which have been so certified.

#### **II. SCOPE OF POLICY**

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

#### **III. RULES**

- A. **PET CARE AND TREATMENT**
  - 1. Residents will be responsible for maintaining their pets in a healthy environment and for ensuring that their pets receive proper standard care and humane treatment.
  - 2. No pet shall be left unattended in a dwelling unit for a period of time in excess of twelve (12) hours.
  - 3. Residents will be responsible for keeping their pets and their dwelling units free from fleas, ticks and other infestations.
  - 4. Residents will be responsible for threatening behavior on the part of their pets, as well as disturbances to neighbors due to barking, scratching or other unusual and/or persistent noises caused by their pets. Three (3) verified

complaints, followed by written notice to the pet owner regarding this behavior will constitute grounds for termination of pet privileges and or eviction, subject to administrative review as provided in accordance with HAKC's resident grievance procedures.

5. All pets, where appropriate, must be properly licensed and must wear a collar which displays an identification tag.

**B. PET BOARDING**

1. When the resident is not in the unit, all four-legged, warm blooded animals must be boarded and caged as appropriate, within the dwelling unit.
2. All birds must be caged at all times, both inside and outside the dwelling unit

**C. DISPOSAL OF PET WASTE**

1. Residents must ensure that any waste caused by a pet is properly contained, removed and disposed of, including waste outside the dwelling unit.
2. Residents who own or keep a cat or other pet using a litter box must change the litter at least twice a week. Residents must separate the waste from the litter at least every other day. All litter and waste must be placed in appropriate trash disposal containers and disposed of in accordance with local rules regarding such materials.
3. Litter and other similar pet waste shall not be disposed of through the plumbing system by flushing said waste down a toilet or otherwise. Residents found to be in violation of this provision will lose their pet privileges, subject to administrative review in accordance with HAKC's resident grievance procedures. This provision does not apply to pet feces.
4. If the resident fails to remove and dispose of pet waste in accordance with this policy, said failure shall constitute a lease violation. Additionally, HAKC will impose on said resident a waste removal charge in the amount of the actual labor and material costs for repairing any defects caused by said failure.

**D. PET EXERCISE AND CONTROL**

1. Residents may exercise and/or walk their pets only in designated areas of community property. Residents must ensure that their pets do not wander into neighboring yards or common areas and that they are effectively restrained at all times as provide in D.3.
2. In the event that no pet area is designated at a particular project, residents must remove their pets from the project site for exercise and/or other activities.
3. All dogs, cats, and other pets, as applicable, must be appropriately and effectively restrained and under the control of a responsible individual at all times while outside the dwelling unit and in the common areas of the project. All such pets must be either on a leash of no more than five (5) feet in length or carried in a closed, ventilated container.

**E. PET REGISTRATION**

1. The managers of each development will "interview" all pets before a resident is allowed to bring the pet to his or her unit. The purpose of the management "interview" is just to determine whether the pet appears overly aggressive or dangerous.

2. Residents must register their pets with HAKC prior to bringing said pets on the development site. All registrations must be updated annually or as necessary to maintain accurate records. The registration will include the following:
  - a. A certificate signed by a licensed veterinarian or a state or local authority empowered to inoculate animals stating that the pet has received all inoculations required by applicable state and local law;
  - b. Information sufficient to identify the pet and to demonstrate that it is a common household pet; and
  - c. The name, address and phone number of one or more responsible parties who will care for the pet if the resident dies, is incapacitated or is otherwise unable to care for the pet.
3. HAKC may refuse to register the pet under the following circumstances:
  - a. The pet is not a common household pet
  - b. Keeping the pet would violate applicable house pet rules
  - c. The resident fails to provide complete pet registration information or fails to annually update the pet registration; or
  - d. HAKC reasonably determines, based upon the resident's habits and practices, that the resident would be unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament may be considered as a factor in determining the resident's ability to comply with the rules and lease obligations.
4. HAKC may not refuse to register a pet based upon the following
  - a. A determination that the resident is financially unable to care for the pet;
  - b. The pet is inappropriate, based upon the therapeutic value to the resident or the interests of the property or existing residents
5. HAKC shall notify the resident in the event that it refuses to register a pet. At the resident's option, any such decision shall be subject to administrative review as provided in accordance with HAKC's resident grievance procedures.

**F. LIMITAITON OF PETS**

1. Each resident is permitted to own one (1) mammal pet. Elderly persons and persons with a disability are allowed to have an additional four-legged, warm blooded pet as a service animal.
2. Said pet shall not exceed at maturity, thirty (30) pounds in weight or eighteen (18) to twenty-one (21) inches shoulder height.
3. All such pets must be either spayed or neutered, as appropriate. Documentation of spaying or neutering must be provided.
4. Each resident is permitted to own a reasonable amount of non-four legged non-warm blooded pets.

**G. PET DEPOSIT**

1. Elderly persons and persons with a disability will not be required to pay a pet deposit for a service animal. All other public housing residents are required to pay a pet deposit of \$100.00. The resident will have the option to pay the deposit - \$50.00 at the time of the lease signing or within 90 days from the date of registration of the pet; \$20.00 for the second month; \$20.00 for the third month; and \$10.00 for the fourth month. The full pet deposit must be paid within 90 days of the lease signing.
2. Said deposit will be used only to pay reasonable expenses directly attributable to the presence of the pet in the project, including, but not limited to, the cost of repairs and replacements to and fumigation of the dwelling unit and the cost of animal care facilities.
3. HAKC will refund the unused portion of the deposit to the resident within a reasonable time after the resident moves from the development or no longer owns or keeps the pet in the dwelling unit.
4. All pet deposits and pet waste removal charges shall be separate from and not a part of rent payable by the resident.
5. No pet deposit will be required on non-warm blooded animals with the exception of aquariums that exceed 10 gallons.

#### H. VISITING PETS

1. Residents will be responsible for pets of family members and guests.
2. Any pets of family members or pets under the control of family member and guest will be subject to the rules set forth in this policy, except for the pet security deposit.
3. Residents may keep pets temporarily, for a period of less than fourteen (14) consecutive days and nights.
4. All such pets which are temporarily kept will be subject to the rules set forth in this policy, including registration.

#### I. CERTIFICATION

All pet owners must execute a statement, to be provided by HAKC, stating that the owner has read this pet policy and agrees to comply with it.

### IV. VIOLATION PROCEDURES

- A. If HAKC determines on the basis of objective facts supported by written statements that a resident has violated these pet rules, HAKC shall serve written notice of said violation on the resident. Said notice shall contain the following:
  1. A brief statement of the factual basis for the determination and the pet rule or rules alleged to have been violated;
  2. A statement that the resident has forty-eight (48) hours from the service of the notice to correct the violation (including, in appropriate circumstances, removal of the pet) or to make a written request for a meeting to discuss the violation:
  3. A statement that the resident is entitled to be accompanied by another person of her/his choice at the meeting; and

4. A statement that the resident's failure to correct the violation, to request a meeting or to appear at a requested meeting may result in initiation of procedures to terminate the resident's tenancy.
5. This procedure is subject to the provisions of VI as provided herein.

**B. VIOLATION MEETING**

1. If the resident makes a timely request for a meeting to discuss the alleged pet rule violation, HAKC shall establish a mutually agreeable time and place for the meeting no later than forty-eight (48) hours from date of service of the notice of the pet rule violation, unless HAKC agrees to a later date.
2. At the meeting, the resident and HAKC shall discuss any alleged pet rule violations and attempt to correct them.
3. HAKC, as a result of the meeting, may give the resident additional time to correct the violation.

**C. PET REMOVAL**

1. If the resident and HAKC are unable to resolve the pet rule violation at the meeting, or if HAKC determines that the resident has failed to correct the violation within any additional time provided, HAKC may serve a written notice on the resident requiring the resident to remove the pet.
2. Any such notice shall contain the following:
  - a. A brief statement of the factual basis for the determination and the pet rule or rules which have been violated
  - b. A statement that the resident must remove the pet within ten (10) days of the date of service of the notice of pet removal; and
  - c. A statement that failure to remove the pet may result in initiation of procedures to terminate the resident's tenancy.

**D. PROCEDURES TO REMOVE PET OR TERMINATE RESIDENT'S TENANCY**

1. HAKC may initiate procedures to terminate a resident's tenancy based upon a pet rule violation, if:
  - a. The resident has failed to remove the pet or correct a pet rule violation within the applicable time period;
  - b. The HAKC can begin procedures to terminate the resident's tenancy in the event there is a repeated violation or a serious violation.
2. HAKC may initiate procedures to remove a pet at any time, in accordance with applicable federal regulations, state and local law.

**V. LEASE PROVISIONS:**

- A. Leases shall state that all such residents are permitted to keep common household pets in their dwelling units, subject to the rules set forth herein.
- B. All such leases shall incorporate by reference these pet rules.
- C. All such leases shall provide that the resident agrees to comply with these rules.

- D. All such leases shall state that violation of these rules may be grounds for removal of the pet or termination of the resident's tenancy, or both.
- E. All such leases shall state that HAKC may, after reasonable notice to the resident and during reasonable hours, enter and inspect the premises. Such inspections shall be conducted if HAKC has received a signed, written complaint alleging, or HAKC has reasonable grounds to believe, that the conduct or condition of the pet in the dwelling unit constitutes, under applicable state or local law, a menace or threat to the health or safety of the occupants of the project or other persons in the community in which the project is located.
- F. All such leases shall state that in the event that a pet becomes vicious, displays symptoms of severe illness or demonstrates other behavior that constitutes an immediate threat to the health or safety of the residents, HAKC may enter the premises, remove the pet and take action with respect to the pet as may be permissible under state and local law. Such action shall include, but not be limited to, placing the pet in a facility that will provide care and shelter for a period not to exceed thirty (30) days. HAKC may remove the pet or take such other permissible action only if HAKC has requested the resident to remove the pet from the project immediately, and the resident has refused to do so or HAKC has been unable to contact the pet owner to make a removal request. The cost of the care shall be borne by the resident. If the resident is unable or unwilling to pay, the cost may be paid from the pet deposit.

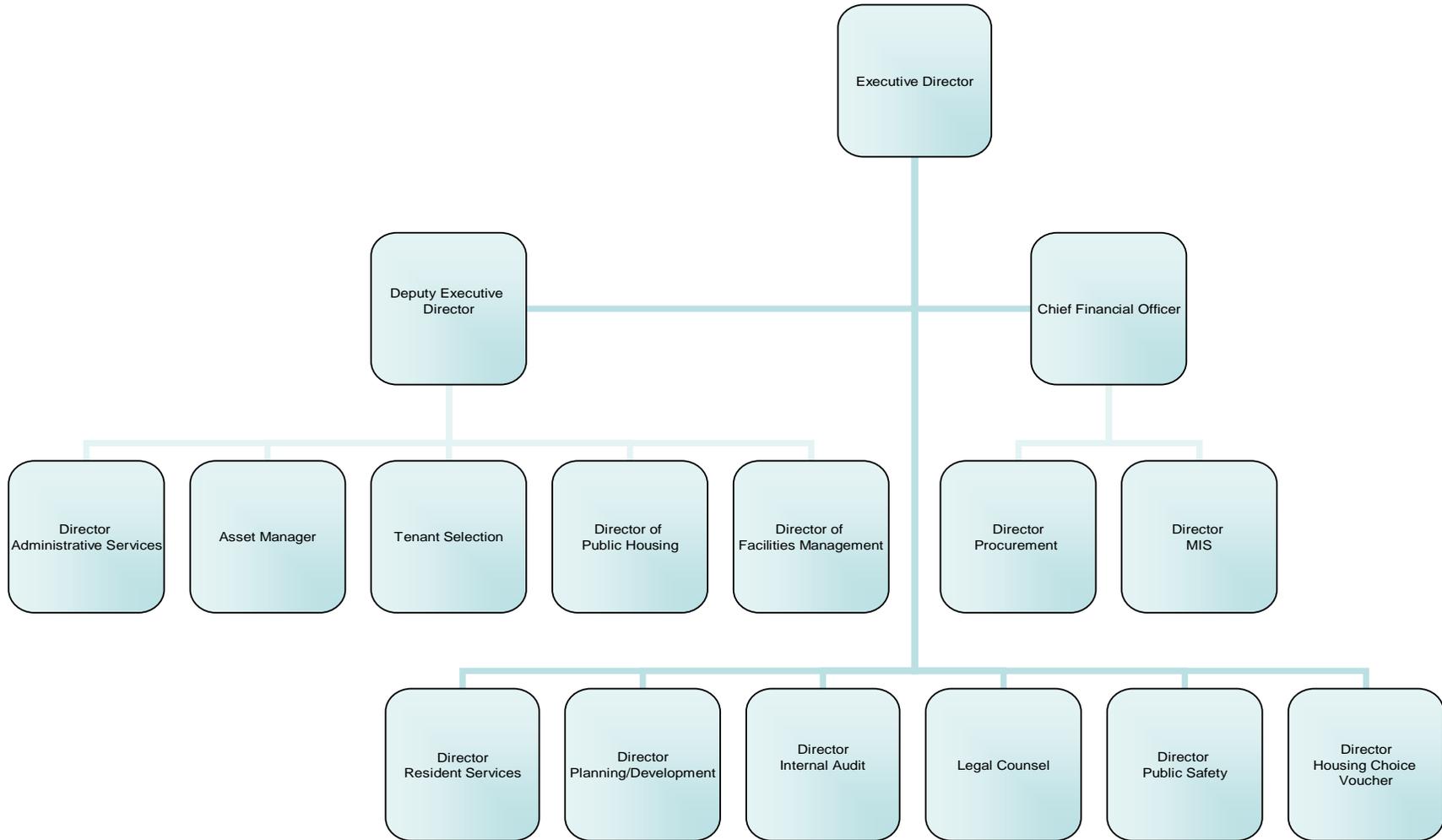
VI. NUISANCE OR THREAT TO HEALTH OR SAFETY:

- A. Nothing in these rules shall prohibit HAKC or an appropriate community authority from requiring the removal of any pet from a development if the pet's conduct or condition is duly determined to constitute, under the provisions of state or local law, a nuisance or a threat to the health or safety of other occupants of the project or of other persons in the community where the project is located.
- B. If the health or safety of a pet is threatened by the death or incapacity of the resident, or by other factors that render the resident unable to care for the pet, HAKC may contact the responsible party or parties listed in the pet registration. If the responsible party or parties are unwilling or unable to care for the pet, despite reasonable efforts, or HAKC has been unable to contact the responsible party or parties, HAKC may contact the appropriate state or local authority and request the removal of the pet. Alternatively, HAKC may enter the dwelling unit, remove the pet and place the pet in a facility that will provide care and shelter until the resident or a representative of the resident is able to assume responsibility for the pet, but for no longer than thirty (30) days. The cost of the care shall be borne by the resident. If the resident or the resident's estate is unable or unwilling to pay, the cost may be paid from the pet deposit.

**Attachment G**  
**HOMEOWNERSHIP PROGRAMS**

**Attachment H**  
**ORGANIZATION CHART**

**Housing Authority of Kansas City Missouri**  
**Management Chart-Directors**



**Attachment I**  
**COMMENTS OF THE RESIDENT ADVISORY BOARD**