

PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2008 grants)		
a) Public Housing Operating Fund	\$5,763,055	Public Housing Operations
b) Public Housing Capital Fund	\$3,300,293	P/H Capital Fund 2008
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$8,388,049	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
	\$1,874,915	P/H Capital Fund 2007
	152,971	P/H Capital Fund 2006
	\$19,729	P/H Capital Fund 2005
3. Public Housing Dwelling Rental Income		
	\$3,365,048	Public Housing Operations
4. Other income (list below)		
INTEREST INCOME	\$158,422	Public Housing Operations
OTHER INCOME	\$313,132	Public Housing Operations
4. Non-federal sources (list below)		
Total resources	\$21,494,154	

6.0

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

Section A. Public Housing – b.1 and Section B. 2 (Minimum Rents): The Authority will no longer pursue raising the minimum rent under the Public Housing and Section 8 program to \$50.00 per month. The KCKHA Board of Commissioners has decided to maintain the minimum rent for both programs at \$25.00 per month.

Section B. Section 8 Program (4): The Authority will no longer grant an admission preference high rent burdened households (rent is > 50 % of income) under the Section 8 program.
The Authority will grant admission preferences under the Public Housing and Section 8 program for Veterans of the armed forces and families of military personnel on active duty.

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

7.0

The Authority will establish a Committee to prepare redevelopment strategies for Juniper Gardens (K1-01). To that end, the Committee will explore the feasibility of applying for funding under the Hope VI program.

The Authority will publish an RFP for development partners for potential mixed-finance developments. If the proposed plans are feasible, the Authority will move forward as a partner in these projects.

8.0

Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.

8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Included in this Plan as Attachment ks001b</p>																																																																																								
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Included in this Plan as Attachment ks001b</p>																																																																																								
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>																																																																																								
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <table border="1" data-bbox="175 655 1474 1297"> <thead> <tr> <th colspan="8">Housing Needs of Families in the Jurisdiction by Family Type</th> </tr> <tr> <th>Family Type</th> <th>Overall</th> <th>Affordability</th> <th>Supply</th> <th>Quality</th> <th>Accessibility</th> <th>Size</th> <th>Location</th> </tr> </thead> <tbody> <tr> <td>Income <= 30% of AMI</td> <td>6,595</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>Income >30% but <=50% of AMI</td> <td>4,057</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>Income >50% but <80% of AMI</td> <td>5,243</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>Elderly</td> <td>2,585</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>Families with Disabilities</td> <td>4,425</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>Race/Ethnicity (1-WnH)</td> <td>9,085</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>Race/Ethnicity (2-BnH)</td> <td>8,010</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>Race/Ethnicity (3-H)</td> <td>3,000</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>Race/Ethnicity (4-Other)</td> <td>949</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> </tbody> </table>	Housing Needs of Families in the Jurisdiction by Family Type								Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location	Income <= 30% of AMI	6,595	N/A	N/A	N/A	N/A	N/A	N/A	Income >30% but <=50% of AMI	4,057	N/A	N/A	N/A	N/A	N/A	N/A	Income >50% but <80% of AMI	5,243	N/A	N/A	N/A	N/A	N/A	N/A	Elderly	2,585	N/A	N/A	N/A	N/A	N/A	N/A	Families with Disabilities	4,425	N/A	N/A	N/A	N/A	N/A	N/A	Race/Ethnicity (1-WnH)	9,085	N/A	N/A	N/A	N/A	N/A	N/A	Race/Ethnicity (2-BnH)	8,010	N/A	N/A	N/A	N/A	N/A	N/A	Race/Ethnicity (3-H)	3,000	N/A	N/A	N/A	N/A	N/A	N/A	Race/Ethnicity (4-Other)	949	N/A	N/A	N/A	N/A	N/A	N/A
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Strategy for Addressing Housing 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. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

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	158		786
Extremely low income <=30% AMI	136	86%	
Very low income (>30% but <=50% AMI)	16	10%	
Low income (>50% but <80% AMI)	6	4%	
Families with children	89	56%	
Elderly families	6	4%	
Families with Disabilities	34	22%	
Race/ethnicity (1 WnH)	35	22%	
Race/ethnicity (2 BnH)	112	71%	
Race/ethnicity (3 Hisp)	7	4%	
Race/ethnicity (4 Asian)	4	3%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	69	44%	186
2 BR	56	35%	457
3 BR	18	11%	125
4 BR	11	7%	18
5 BR	1	1%	2
5+ BR	3	2%	0
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

9.1

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

- KCKHA will continue to expand staff training for LIHTC and NMTC financing and will provide training for conversion to project-base management and lease up. This training is ongoing for staff and new Board members.
- KCKHA has been planning for the development of an elderly community to be financed through 4% tax credits and tax-exempt bonds. Closing was expected to take place during the fourth quarter of 2007, with building completion planned for March 31 2009. The Authority was not successful with its tax credit application, so the project is delayed.
- KCKHA has completed the HOPE VI Demolition Project at Juniper Gardens. We are now moving forward with plans to publish an RFP for development partners for 2009.
- KCKHA has modified the Capital Plan to positively impact occupancy in the public housing program.
- KCKHA has leased up the Section 8 Program and gained 515 additional vouchers. We currently have 1329 of the 1469 total leased.
- KCKHA plans to apply for approval of an acquisition of a 10-unit apartment building through the use of its Housing Replacement Factor Fund.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

For the purposes of this plan the Authority defines "substantial deviation" from the plan as a change that meets one or both of the following criteria: 1) A change not included in the 5-Year Plan; and 2) A change requiring an unplanned non-emergency expenditure of \$500,000 or more

10.0

11.0

Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
- (g) Challenged Elements
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a 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. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

**NOTE: PLEASE FOLLOW INSTRUCTIONS ON THIS TAB
BEFORE PROCEEDING TO THE COST COMPARISON CALCULATOR**

This spreadsheet contains macros that need to be enabled for the spreadsheet to have full functionality. Failure to enable the macros will result in the spreadsheet to function improperly. Follow these steps to enable the macros:

You may see a "Security Warning" box when opening the file. If you see the "Security Warning" box, click on "Enable Macros."

If you do not see a "Security Warning" box when opening the file: Close the spreadsheet and change the security level setting. To change the security level in MS Excel, go to toolbar and click on Tools / Macro / Security. In the Security box, go to the "Security Level" tab and click on "Medium" then click OK. After changing the security level, open the spreadsheet again and follow the instruction above to enable macros.

Cost Comparison Spreadsheet Required and Voluntary Conversions under 24 CFR Part 972

IMPORTANT: PLEASE READ THE START TAB FIRST

This spreadsheet is provided as a tool for public housing agencies conducting cost comparisons pursuant to 24 CFR Part 972, "Conversions of Public Housing to Tenant Based Assistance." The spreadsheet assists PHAs in comparing public housing costs to voucher costs using the methodology presented in the appendix to 24 CFR 972 for both Required Conversions (subpart A) and Voluntary Conversions (subpart B).

Spreadsheet cells shaded in green allow PHAs to enter information on the subject property's estimated market value, operating, modernization, and accrual costs, as well as information on voucher costs. A property's market or residual value is incorporated into the cost-test only for voluntary conversion determinations. Use the arrow keys to move from one cell to another. Enter numbers without commas and press "Enter" when you are done with each cell. Enter data only in the cells you need. Green cells may be left blank (you do not need to enter zeros). Cells shaded yellow contain formulas and cannot be changed.

The spreadsheet consists of seven tabs, including this introduction. To move from tab to tab, click on the tab name at the bottom of the screen.

Tab 2 -- Public Housing Operating Cost. At this tab, a PHA enters the projected operating costs for the revitalized property and also checks these costs for reasonableness by comparing them to current operating costs, using either the Development or the PHA-wide method.

Tab 3 -- Public Housing Capital Cost. At this tab, a PHA must indicate the degree of modernization necessary to keep a property viable based on the physical condition and repairs necessary to retain a viable property competitive in accordance with local, state, and Federal rehabilitation codes and its remaining useful life. A PHA will enter the anticipated costs of revitalization/modernization, relocation, and demolition (if any) and indicate the year in which costs are expected to be incurred based on a PHA's modernization plan for a property. Up to four years are permitted for this activity for the 30 and 40-year evaluation periods for required and voluntary determinations. If a PHA chooses to undertake light or moderate rehabilitation, a 20-year evaluation period must be used. PHAs will also enter data needed to estimate ongoing accrual costs and the estimated market or residual value for a property. The estimated market or residual value of a property must be included within these calculations as an addition to the public housing capital repair costs only for voluntary conversion determinations. This market value is calculated by PHAs who must hire an appraiser to determine the market value. The residual value for a property is determined by PHAs if demolition costs will be covered by a PHA.

Demolition and remediation costs are deducted from the estimated market value for a property to calculate any remaining residual value expected if a PHA were to sell a property proposed for conversion and removal from the inventory. However, under this cost-test, a property's market value is included within these capital costs whether or not a PHA intends to undertake a voluntary conversion and sell the proposed building or land.

Tab 4 -- Voucher Cost. At this tab, the PHA enters the average voucher cost (unit weighted average for the monthly payment standard for voucher units occupied by recent movers in the local area in accordance with the respective bedroom categories) and administrative fee in order to calculate annual Housing Choice Voucher (HCV) costs. PHAs will also estimate the relocation costs associated with a conversion.

Tab 5 -- Cost Comparison. At this tab, the PHA enters current OMB-specified discount rates found in Appendix C of OMB Circular A-94. These rates will be provided by HUD to PHAs by posting on the HUD website. Note that the rate used for 40-year evaluations is the same as for 30-year. Summary numbers are then presented from the previous tabs (e.g., first year operating cost, capital costs incurred in years 1 to 4, initial accrual, and voucher costs). Finally, the net present value of the costs is compared for Public Housing and for Vouchers.

Tab 6 -- Net Present Value Calculations for Required Conversions. This tab shows the costs of each line item in each year as well as the discounted totals for public housing and vouchers. The discounted totals are summed for the relevant period (20, 30, or 40 years) to create the cost comparison results at TAB 5.

Tab 7 -- New Budget Authority Calculations for Voluntary Conversions. This tab shows the costs of each line item in each year, including the effects of inflation. The inflated costs are summed for the relevant period (20, 30, or 40 years) to create the cost comparison results at TAB 5.

Public Housing Operating Cost

1. Calculation of Projected Operating Cost for the Revitalized Development

Enter the PHA's projected monthly costs for operating the development after revitalization or modernization in the green cells below. This estimate should reflect the costs of operating comparable developments and must be reasonable in light of the revitalization/modernization plan proposed.

a. Non-utility costs (including pro-rated share of overhead costs)	\$71,468
Utilities	\$26,132
Utility Allowances	\$7,610
Total Projected Monthly Operating Costs for Revitalized Development	\$105,210
b. Total Number of Units in Revitalized Development	265
c. Projected Monthly Operating Costs Per Unit	\$397
d. Total Projected Annual Operating Costs	\$1,262,520

2. Reasonableness Tests

Projected operating costs must be shown to be reasonable. This test compares projected monthly per-unit costs (above) with the current operating costs of the property. If projected costs are more than 10% lower than current costs, a narrative description must be provided detailing how this reduction in costs will be achieved. Current operating costs are calculated using either the development-based method or the PHA-wide method. If the development has a current vacancy rate of less than 20% and there is reliable development-level data on operating costs, use the development-based method (A). If the development has a current vacancy rate of 20% or greater or there is no reliable development-level data available, use the PHA-wide method (B).

What is the current vacancy rate of the development?
Is there reliable development based data available?

Enter vacancy rate here: 17%
Enter Yes or No here: YES

Method to be used:

Use Development-Based Method

Go to Section

2A. Development-Based Method

A1 Total Current Operating Cost for the Development

\$1,262,519

A2 Calculation of Vacancy-Adjusted Units for the Property (Enter the number of units of each type.)

Occupancy Adjustment	Property Units - Current	
	Units	Adjusted
# of Occupied units (x1)	207	207
# of Vacant Fully Funded (x1)	12	12
# of Long-Term Vacant (x0.2)	46	9
Total	265	228

228

A3 Current Operating Costs Per Unit Per Month (PUM) ((A1/A2)/12)

\$461

2B. PHA-Wide Method

B1 Total Current Operating Cost for the Agency

B2 Calculation of Vacancy-Adjusted Units for the PHA (Enter the number of units of each type.)

Occupancy Adjustment	PHA Units	
	Units	Adjusted
# of Occupied units (x1)		NA
# of Vacant Fully Funded (x1)		NA
# of Long-Term Vacant (x0.2)		NA
Total	NA	NA

NA

B3 Current Operating Costs Per Unit Per Month (PUM) ((B1/B2)/12)

NA

B4 Calculation of Bedroom Adjustment Factor (Enter the number of units of each type.)

Bedroom Adjustment		PHA Units		Property Units - Current	
		Units	Unit Cost Factor	Units	Unit Cost Factor
0 BR	0.7		NA		NA
1 BR	0.85		NA		NA
2 BR	1		NA		NA
3 BR	1.25		NA		NA
4 BR	1.4		NA		NA
5 BR	1.61		NA		NA
6 BR	1.82		NA		NA
Total		NA	NA	NA	NA
Adjustment Factors		x	NA	y	NA

B5 Overall Bedroom Adjustment Factor (y/x) NA

B6 Current Monthly Operating Cost per Unit (B3*B5) NA

3. Comparison of Projected and Current Operating Costs (and Justification)

Projected Operating Costs (from Section 1)		\$397
Current Operating Cost	Using Development-Based Method	\$461
Percent difference		16.1%

If current costs exceed the PHA's projection by more than 10 percent, the PHA must justify the use of the lower amount in the space below.

Enter justification below

Public Housing Capital Cost

1 Type of Modernization (Select one option)

- Light or Moderate Modernization (20 Yrs)
- Addresses All Backlog (30 Yrs)
- Equivalent to New Construction (40 Yrs)

2 Type of Conversion (Select one option)

- Required
- Voluntary

3 Initial Capital Costs (Enter costs over the appropriate time span.)

	Year1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
a Modernization Cost	2000000	\$2,000,000	\$2,000,000	\$2,000,000	2000000						
b Total Initial Capital Cost	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$10,000,000
c Total Number of Units in Revitalized Development	265										
d Capital Cost per Unit	\$37,736										

4 Accrual (Enter the applicable HCC limits below, along with the bedroom distribution for the revitalized development.)

	Detached/Semi-Detached		Row House		Walkup		Elevator	
	# of Units	HCC Limit	# of Units	HCC Limit	# of Units	HCC Limit	# of Units	HCC Limit
0BR				\$60,846				
1BR			84	\$79,963				
2BR			92	\$103,604				
3BR			84	\$124,653				
4BR			5	\$146,610				
5BR				\$160,542				
	0	\$0	265	\$27,452,362	0	\$0	0	\$0

a HCC, per unit average	\$103,594
b Total Number of Units in Revitalized Development	265
c 50% of Capital Cost per Unit	\$18,868
d Adjusted HCC (HCC (a) minus 50% of Capital Cost per Unit (c))	\$84,726
e Annual per Unit Accrual for 40 Year Replacement Cycle (Adjusted ACC (d) x 0.025)	\$2,118
f Annual Accrual after Modification (e x b)	\$561,309

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
g Annual Accrual	\$0	\$0	\$0	\$0	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309

(Accrual begins in the year after modernization is complete.)

5 Opportunity Cost (If this is a voluntary conversion, enter the following costs)

a Demolition Cost Paid for by PHA	\$0
b Remediation Cost (if not in demo) Paid for by PHA	\$0

	Year 2	Year 3	Year 4	Year 5
c Market Value of Property				
d Residual Value				

Voucher Cost

Voucher Cost

Enter the number of units in the revitalized development by bedroom size and corresponding voucher costs per month.

Unit Size Post Revitalization	a	b	c
	# of Units	Voucher Costs	Units X Cost
0BR	0	\$630	\$0
1BR	84	\$757	\$63,588
2BR	92	\$870	\$80,040
3BR	84	\$1,177	\$98,868
4BR	5	\$1,238	\$6,190
5BR	0	\$1,423	\$0
	265		\$248,686

d Monthly Voucher Cost Per Unit (c / a)

\$938

e Monthly Section 8 Administrative Fee (per unit)

\$48.78

f Annual Voucher and Administrative Costs

\$3,139,352

g Per Unit Relocation Costs

\$1,000

h Total Relocation Costs

\$265,000

Cost Comparisons

Assumptions

	20 Year	30/40 Year
OMB Nominal Discount Rate	4.9%	4.9%
OMB Real Discount Rate	2.8%	2.8%
Useful Life (20, 30 or 40 Years)	30	
Inflation Rate for the Selected Useful Life	2.04%	1.020
Real Discount Rate for the Selected Useful Life	2.80%	1.028
Units	265	

Uninflated/Undiscounted Cost Summary

Public Housing	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Annual Operating Cost	\$1,262,520									
Capital Cost	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$0	\$0	\$0	\$0	\$0
Annual Accrual after Modification	\$0	\$0	\$0	\$0	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309
Residual Value										

Vouchers

Annual Voucher and Administrative Costs	\$3,139,352
Year 1 Relocation Costs	\$265,000

PUM Cost Comparisons:

**Net Present Value
(Required Conversions Only)**

**New Budget Authority
(Voluntary Conversion only)**

Public Housing		\$845
Vouchers		\$1,347
Difference		-59%

Final Result

	Public Housing Cost is less than Voucher Cost
--	---

Public Housing	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28
Operating	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520
Initial Capital															
Accrual	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309
Residual															
TOTAL	\$1,823,829														
Discount Rates	0.698376	0.679354	0.660851	0.642851	0.625341	0.608309	0.591740	0.575622	0.559944	0.544693	0.529857	0.515425	0.501386	0.487729	0.474445
Discounted Costs	\$1,273,719	\$1,239,026	\$1,205,278	\$1,172,450	\$1,140,515	\$1,109,451	\$1,079,232	\$1,049,837	\$1,021,242	\$993,426	\$966,368	\$940,047	\$914,442	\$889,535	\$865,307

Voucher	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28
Voucher	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352
Relocation															
TOTAL	\$3,139,352														
Discount Rates	0.698376	0.679354	0.660851	0.642851	0.625341	0.608309	0.591740	0.575622	0.559944	0.544693	0.529857	0.515425	0.501386	0.487729	0.474445
Discounted Costs	\$2,192,449	\$2,132,733	\$2,074,643	\$2,018,135	\$1,963,166	\$1,909,695	\$1,857,680	\$1,807,082	\$1,757,862	\$1,709,982	\$1,663,407	\$1,618,100	\$1,574,027	\$1,531,155	\$1,489,450

Public Housing	Year 29	Year 30	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Operating	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520
Initial Capital												
Accrual	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309
Residual												
TOTAL	\$1,823,829											
Discount Rates	0.461522	0.448952	0.436723	0.424828	0.413257	0.402001	0.391052	0.380400	0.370039	0.359960	0.350156	0.340619
Discounted Costs	\$841,738	\$818,811	\$796,509	\$774,814	\$753,710	\$733,181	\$713,211	\$693,785	\$674,888	\$656,506	\$638,625	\$621,230

Voucher	Year 29	Year 30	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Voucher	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352
Relocation												
TOTAL	\$3,139,352											
Discount Rates	0.461522	0.448952	0.436723	0.424828	0.413257	0.402001	0.391052	0.380400	0.370039	0.359960	0.350156	0.340619
Discounted Costs	\$1,448,881	\$1,409,418	\$1,371,029	\$1,333,686	\$1,297,360	\$1,262,023	\$1,227,649	\$1,194,211	\$1,161,684	\$1,130,043	\$1,099,263	\$1,069,322

**Voluntary Conversion Calculation
New Budget Authority**

Public Housing	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
Operating	\$1,262,520	\$1,288,311	\$1,314,628	\$1,341,484	\$1,368,888	\$1,396,851	\$1,425,386	\$1,454,504	\$1,484,216	\$1,514,536	\$1,545,475	\$1,577,046	\$1,609,262	\$1,642,136
Initial Capital	\$0	\$2,040,856	\$2,082,547	\$2,125,089	\$2,168,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Accrual		\$0	\$0	\$0	\$608,599	\$621,032	\$633,718	\$646,664	\$659,874	\$673,354	\$687,109	\$701,146	\$715,469	\$730,084
Residual														
TOTAL	\$1,262,520	\$3,329,167	\$3,397,175	\$3,466,573	\$4,145,987	\$2,017,883	\$2,059,104	\$2,101,168	\$2,144,091	\$2,187,890	\$2,232,584	\$2,278,192	\$2,324,730	\$2,372,220

Inflation Factor	1.000	1.0204	1.0413	1.0625	1.0843	1.1064	1.1290	1.1521	1.1756	1.1996	1.2241	1.2491	1.2746	1.3007
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Voucher	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
Voucher	\$3,139,352	\$3,203,483	\$3,268,924	\$3,335,702	\$3,403,843	\$3,473,377	\$3,544,331	\$3,616,735	\$3,690,618	\$3,766,010	\$3,842,942	\$3,921,445	\$4,001,553	\$4,083,297
Relocation	\$265,000													
TOTAL	\$3,404,352	\$3,203,483	\$3,268,924	\$3,335,702	\$3,403,843	\$3,473,377	\$3,544,331	\$3,616,735	\$3,690,618	\$3,766,010	\$3,842,942	\$3,921,445	\$4,001,553	\$4,083,297

Inflation Factor	1.000	1.0204	1.0413	1.0625	1.0843	1.1064	1.1290	1.1521	1.1756	1.1996	1.2241	1.2491	1.2746	1.3007
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Voluntary Conversion New Budget Authority	20 Year	30 Year	40 Year
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Public Housing PUM		\$845	
Voucher PUM		\$1,347	
Delta Dollar		-\$502	
Delta Percent		-59%	

Public Housing	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28
Operating	\$1,675,682	\$1,709,912	\$1,744,843	\$1,780,486	\$1,816,858	\$1,853,973	\$1,891,846	\$1,930,492	\$1,969,929	\$2,010,170	\$2,051,234	\$2,093,137	\$2,135,895	\$2,179,527
Initial Capital														
Accrual	\$744,998	\$760,217	\$775,747	\$791,594	\$807,765	\$824,266	\$841,104	\$858,286	\$875,819	\$893,710	\$911,967	\$930,596	\$949,607	\$969,005
Residual														
TOTAL	\$2,420,680	\$2,470,130	\$2,520,589	\$2,572,080	\$2,624,623	\$2,678,238	\$2,732,949	\$2,788,778	\$2,845,747	\$2,903,880	\$2,963,201	\$3,023,733	\$3,085,502	\$3,148,533
Inflation Factor	1.3273	1.3544	1.3820	1.4103	1.4391	1.4685	1.4985	1.5291	1.5603	1.5922	1.6247	1.6579	1.6918	1.7263

Voucher	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28
Voucher	\$4,166,710	\$4,251,828	\$4,338,684	\$4,427,315	\$4,517,756	\$4,610,045	\$4,704,219	\$4,800,317	\$4,898,378	\$4,998,442	\$5,100,550	\$5,204,744	\$5,311,067	\$5,419,562
Relocation														
TOTAL	\$4,166,710	\$4,251,828	\$4,338,684	\$4,427,315	\$4,517,756	\$4,610,045	\$4,704,219	\$4,800,317	\$4,898,378	\$4,998,442	\$5,100,550	\$5,204,744	\$5,311,067	\$5,419,562
Inflation Factor	1.3273	1.3544	1.3820	1.4103	1.4391	1.4685	1.4985	1.5291	1.5603	1.5922	1.6247	1.6579	1.6918	1.7263

Public Housing	Year 29	Year 30	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Operating	\$2,224,051	\$2,269,484	\$2,315,845	\$2,363,153	\$2,411,428	\$2,460,688	\$2,510,955	\$2,562,249	\$2,614,591	\$2,668,002	\$2,722,504	\$2,778,119
Initial Capital												
Accrual	\$988,800	\$1,008,999	\$1,029,611	\$1,050,644	\$1,072,107	\$1,094,008	\$1,116,356	\$1,139,161	\$1,162,432	\$1,186,178	\$1,210,409	\$1,235,136
Residual												
TOTAL	\$3,212,851	\$3,278,483	\$3,345,456	\$3,413,797	\$3,483,534	\$3,554,696	\$3,627,311	\$3,701,410	\$3,777,023	\$3,854,180	\$3,932,913	\$4,013,254
Inflation Factor	1.7616	1.7976	1.8343	1.8718	1.9100	1.9490	1.9888	2.0295	2.0709	2.1132	2.1564	2.2005

Voucher	Year 29	Year 30	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Voucher	\$5,530,272	\$5,643,245	\$5,758,525	\$5,876,160	\$5,996,199	\$6,118,689	\$6,243,682	\$6,371,228	\$6,501,379	\$6,634,190	\$6,769,713	\$6,908,005
Relocation												
TOTAL	\$5,530,272	\$5,643,245	\$5,758,525	\$5,876,160	\$5,996,199	\$6,118,689	\$6,243,682	\$6,371,228	\$6,501,379	\$6,634,190	\$6,769,713	\$6,908,005
Inflation Factor	1.7616	1.7976	1.8343	1.8718	1.9100	1.9490	1.9888	2.0295	2.0709	2.1132	2.1564	2.2005

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary						
PHA Name/Number Kansas City Kansas Housing Authority/KS001		Locality (City/County & State) Kansas City / Wyandotte County / Kansas			<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY __2009__	Work Statement for Year 2 FFY _____2010_____	Work Statement for Year 3 FFY _____2011_____	Work Statement for Year 4 FFY _____2012_____	Work Statement for Year 5 FFY _____2013_____
B.	Physical Improvements Subtotal	Annual Statement	2310206	2310206	2310206	2310206
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		330029	330029	330029	330029
F.	Other					
G.	Operations		660058	660058	660058	660058
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		3300293	3300293	3300293	3300293
L.	Total Non-CFP Funds					
M.	Grand Total					

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____		Work Statement for Year: _____ FFY _____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual Statement				
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$

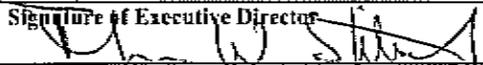
Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____		Work Statement for Year: _____ FFY _____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual Statement				
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHIA Name: Kansas City Kansas Housing Authority		Grant Type and Number Capital Fund Program Grant No: KS16P00150109 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2009 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	660058			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	330029			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	125000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	2125206			
11	1465.1 Dwelling Equipment—Nonexpendable	30000			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	30000			
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)	3300293			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part I: Summary				
PIHA Name: Kansas City Kansas Housing Authority		Grant Type and Number Capital Fund Program Grant No: <u>KS16P00150109</u> Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: <u>2009</u> FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated Expended
Signature of Executive Director 		Date <u>1/10/09</u>	Signature of Public Housing Director Date	

Part II: Supporting Pages								
PIIA Name: Kansas City Kansas Housing Authority		Grant Type and Number Capital Fund Program Grant No: KS16P00150109 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2009		
Development Number Name/PIIA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
K1-2 St. <input type="checkbox"/>	Bathroom Shower Conversion	1460	100	200000				
K1-3 Cyrus K. <input type="checkbox"/>	Bathroom Shower Conversion	1460	60	120000				
K1-4 Wyandotte <input type="checkbox"/>	Roof Replacement	1460	1	258206				
	Boiler Replacement	1460	2	105000				
K1-5 Belrose <input type="checkbox"/>	Bathroom Shower Conversion	1460	90	180000				
K1-6 Douglas <input type="checkbox"/>	Exterior Repair and Painting	1460	27	270000				
K1-14 Bethany <input type="checkbox"/>	Emergency Equipment Improvement	1460		12000				
K1-17 Glanville <input type="checkbox"/>	Interior Repair (Phase 2)	1460	36	950000				
	Relocation	1495.1	36	30000				
	Appliances	1465.1	36	30000				
K1-24 Plaza Tower	Chiller Replacement	1460	1	30000				
K1-All	Architect / Engineer Fees	1430		125000				
K1-All	Operations	1406		660058				
K1-All	Administration	1410		330029				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Kansas City Kansas Housing Authority					Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
K1-2	9/30/11		9/30/13		
K1-3	9/30/11		9/30/13		
K1-4	9/30/11		9/30/13		
K1-5	9/30/11		9/30/13		
K1-6	9/30/11		9/30/13		
K1-14	9/30/11		9/30/13		
K1-17	9/30/11		9/30/13		
K1-24	9/30/11		9/30/13		
K1-All	9/30/11		9/30/13		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

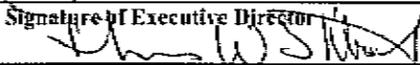
Part I: Summary					
PHA Name: Kansas City Kansas Housing Authority		Grant Type and Number Capital Fund Program Grant No: Date of CFFP: <u>KS 16P00150104</u>		Replacement Housing Factor Grant No:	FFY of Grant: 2004 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	359498		359498	359498
3	1408 Management Improvements	335000		335000	335000
4	1410 Administration (may not exceed 10% of line 21)	149494		149494	149494
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	175000		175000	175000
8	1440 Site Acquisition				
9	1450 Site Improvement	264179		264178.68	364178.68
10	1460 Dwelling Structures	2224369		2224369.45	2224369.45
11	1465.1 Dwelling Equipment--Nonexpendable	39000		39000	39000
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	34000		34000	34000
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	14408		14407.87	14407.87
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9900 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	3594948		3594948	3594948
21	Amount of Enc 20 Related to LBP Activities				
22	Amount of Enc 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary				
PHA Name: Kansas City Kansas Housing Authority		Grant Type and Number Capital Fund Program Grant No: Date of CFFP: <u>KS16P00150104</u>		Replacement Housing Factor Grant No: FY of Grant: 2004 FY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated Expended
	Signature of Executive Director 	Date 1/10/09	Signature of Public Housing Director	Date

Part II: Supporting Pages								
PHA Name: Kansas City Kansas Housing Authority		Grant Type and Number Capital Fund Program Grant No: KS16900150104 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2004		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
K1-2 St. Margaret	Central Air Conditioning	1460	100	230424		230423.53	230423.53	Completed
K1-4 Wyandotte	Service Drive Repl/Conc. Rep	1450	1	0				
K1-6E Douglas	Interior Modernization	1460	39	1049236		104923.90	104923.90	
	Relocation	1495.1	39	14408		14407.87	14407.87	
K1-6E Douglas	Appliances	1465.1	39	39000		39000	39000	Completed
	Sewer Repair	1460		0				
K1-7 Scattered	Roof Replacement	1460	6	56795		56794.50	56794.50	Completed
K1-10 Scattered	Roof Replacement	1460	21	127887				
K1-11 Grandview	Siding Repairs	1460	20	353094				
K1-12 Chalet	Roof Replacement	1460	17	204638		56794.50	56794.50	Completed
K1-14 Bethany	Roof Replacement	1460	1	0				
K1-15 Scattered	Roof Replacement	1460	20	116295		127886.74	127886.74	Completed
K1-18 Rosedale	Fire Sprinkler (Common Areas)	1460		86000				
K1-20 Westgate	Site Improvements	1450		0		353093.49	353093.49	Completed
K1-7,K1-9,K1-10	Exterior Lighting Improvements	1450		55420				
K1-4,K1-6,K1-14	Sewer Cleaning Main Stacks	1460		0		204637.79	204637.79	Completed
K1-14,K1-17,K1-20	Entrance Canopy	1460	3	0				
K1-1,K1-2,&K1-3	Playground Improvements	1450	4	208759				
K1-ALL	Crack Rep/Sealcoat/Restrip Parking	1450		0				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Kansas City Kansas Housing Authority		Grant Type and Number Capital Fund Program Grant No: KS16P00150104 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2004		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ₂	
K1-ALL	Administration	1410		149494		149494	149494	Completed
	Architecture/Engineering	1430		175000		175000	175000	Completed
K1-ALL	Management Improvements							
	Janitor	1408		20000		20000	20000	Completed
	Rehab Crew	1408		80000		80000	80000	Completed
	Security Coordinator/Advisor	1408		25000		25000	25000	Completed
	Truck	1475		34000		34000	34000	Completed

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PIIA Name: Kansas City Kansas Housing Authority					Federal FFY of Grant: 2004
Development Number Name/PIIA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
K1-2	9/14/06	10/20/05	9/14/08	4/21/08	
K1-6	9/14/06	1/19/06	9/14/08	8/21/08	
K1-7	9/14/06	9/15/05	9/14/08	8/17/08	
K1-10	9/14/06	8/17/06	9/14/08	8/21/08	
K1-11	6/14/06	4/20/06	9/14/08	8/17/08	
K1-12	9/14/06	9/15/05	9/14/08	8/17/08	
K1-14	9/14/06	8/18/04	9/14/08	2/24/05	
K1-15	9/14/06	9/15/05	9/14/08	8/17/06	
K1-18	9/14/06	6/15/06	9/14/08	8/16/07	
K1-7, 9, 10, & 12	9/14/06	8/16/07	9/14/08	8/21/08	
K1-1, 2, & 3	9/14/06	6/21/07	9/14/08	8/21/08	
K1-ALL	9/14/06	12/31/04	9/14/08	8/21/08	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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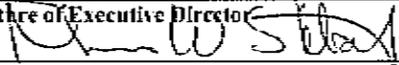
Part I: Summary					
PHA Name: Kansas City Kansas Housing Authority		Grant Type and Number Capital Fund Program Grant No: KS16P00150105 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2005 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	322365		322365	322365
3	1408 Management Improvements	155000		155000	125000
4	1410 Administration (may not exceed 10% of line 21)	322365		322365	322365
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	150000		150000	154863.79
8	1440 Site Acquisition				
9	1450 Site Improvement	47000		21400	
10	1460 Dwelling Structures	2112692		1916638.97	1714689.90
11	1465.1 Dwelling Equipment--Nonexpendable	39000		25480	25480
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	36234		36234	35034
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	39000		15316	14077.74
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	3223656		2964799.07	2713875.43
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary					
PIIA Name: Kansas City Kansas Housing Authority		Grant Type and Number Capital Fund Program Grant No: KS16P00150105 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2005 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
	Signature of Executive Director	Date	Signature of Public Housing Director	Date	
		1/10/09			

Part II: Supporting Pages								
PHA Name: Kansas City Kansas Housing Authority		Grant Type and Number Capital Fund Program Grant No: KS16P00150105 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2005		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
K1-2 St. <input type="checkbox"/>	Exterior Repair and Painting	1460	52	146631		146631	147266.45	Completed
	Exterior Lighting Improvements	1450		0				
K1-3 Cyrus K. <input type="checkbox"/>	Exterior Repair and Painting	1460	27	91130		286.90	286.90	Underway
	Central Air Conditioning	1460	60	228828		229346.12	210672.59	Underway
	Exterior Lighting Improvements	1450		0				
K1-4 Wyandotte <input type="checkbox"/>	Domestic Water Pumps	1460		52856		52856.04	52856.04	Completed
	Security Camera Improvement	1460		4361		4360.95	4360.95	Completed
	Service Drive	1450		22000		21400	0	Underway
K1-5 Belrose <input type="checkbox"/>	Exterior Modifications & Improvement	1460		365127		365127	365127	Completed
K1-6E Douglas <input type="checkbox"/>	Interior Repair (Phase II)	1460	39	519986		519986	519986	Completed
	Relocation	1495.1	39	39000		15316	14077.74	Underway
	Appliances	1465.1	39	39000		25480	25480	Underway
	Site Improvements	1450		0				
	HVAC Water Treatment	1460		8000		6809	6809	Completed
	Sewer Repair	1460		25000		0	0	
K1-7 Scattered <input type="checkbox"/>	Central Air Conditioning	1460	24	100800		101318.13	29323.49	Underway
K1-9 Scattered <input type="checkbox"/>	Central Air Conditioning	1460	30	120800		120518.13	9523.50	Underway
K1-13 Welborn <input type="checkbox"/>	HVAC Modifications	1460	6	21488		21487.50	21487.50	Completed
K1-15 Scattered <input type="checkbox"/>	Exterior Repair & Painting	1460	20	182253		182253	181331.27	Completed

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PIA Name:		Grant Type and Number		CFPP (Yes/ No):		Federal FFY of Grant:		
		Capital Fund Program Grant No:						
		Replacement Housing Factor Grant No:						
Development Number Name/PIA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
K1-18 Rosedale	Emergency Generator	1460	1	83755		82829.60	64564.11	Completed
K1-20 Westgate	Site Improvements	1450		25000		0	0	
K1-24 Plaza Tower	Emergency Generator	1460	1	83755		82829.60	101095.10	Completed
K1-4,K1-6E,K1-14	Sewer Cleaning Main Stacks	1460		70000		0	0	
K1-All	Architecture / Engineering	1430		150000		150000	154863.79	
K1-All	Administration	1410		322365		322365	322365	Completed
K1-All	Management Improvements							
	Janitor	1408		20000		20000	20000	Completed
	Rehab Crew	1408		80000		80000	80000	Completed
	Security Coordinator/Advisor	1408		25000		25000	25000	Completed
	Computer Upgrades	1408		30000		30000	0	Pending
	Truck	1475		36234		36234	35034	Underway
K1-All	Maintenance Facility	1470		0		0	0	
K1-All	Replacement Housing and ,							
	K1-1 Improvements	1460		7922		0	0	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Kansas City Kansas Housing Authority					Federal FFY of Grant: 2005
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
K1-2	8/18/07	8/16/07	8/18/09		
K1-3	8/18/07	8/16/07	8/18/09		
K1-4	8/18/07	7/19/05	8/18/09	2/15/07	
K1-5	8/18/07	1/18/07	8/18/09		
K1-6	8/18/07	12/21/06	8/18/09		
K1-7	8/18/07	8/16/07	8/18/09		
K1-9	8/18/07	8/16/07	8/18/09		
K1-13	8/18/07	10/11/05	8/18/09	2/15/07	
K1-15	8/18/07	8/16/07	8/18/09		
K1-18	8/18/07	12/21/06	8/18/09		
K1-20	8/18/07		8/18/09		
K1-24	8/18/07	12/21/06	8/18/09		
K1-4,K1-6E,K1-14, <input type="checkbox"/>	8/18/07		8/18/09		
K1-ALL	8/18/07	12/31/05	8/18/09		

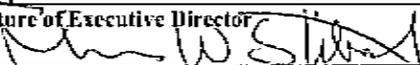
¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary					
PHA Name: Kansas City Kansas Housing Authority		Grant Type and Number Capital Fund Program Grant No: KS16P00150106 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2006 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	321091		321091	311877
3	1408 Management Improvements	128000		128000	122400
4	1410 Administration (may not exceed 10% of line 21)	321091		321091	220912.96
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	103008		90511.16	38759.38
8	1440 Site Acquisition				
9	1450 Site Improvement	553239		457334.16	180784.16
10	1460 Dwelling Structures	1694655		1588855.63	402083.81
11	1465.1 Dwelling Equipment--Nonexpendable	32833		33600	
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	34000		34000	32502.50
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	23000		9334.50	2955
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	3210917		2983817.65	1312284.81
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary				
PHA Name: Kansas City Kansas Housing Authority		Grant Type and Number Capital Fund Program Grant No: KS16P00150106 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2006 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated Expended
	Signature of Executive Director	Date	Signature of Public Housing Director	Date
		11/10/09		

Part II: Supporting Pages									
PHA Name: Kansas City Kansas Housing Authority			Grant Type and Number Capital Fund Program Grant No: KS16P00150106 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
K1-2 St. <input type="checkbox"/>	Exterior Lighting Improvements	1450		75000		34450.05	241.69	Underway	
K1-3 Cyrus k. <input type="checkbox"/>	Exterior Lighting Improvements	1450		0					
K1-4 Wyandotte <input type="checkbox"/>	Trash compactor Replacement	1465	1	9833		10600	0	Underway	
K1-5 Belrose <input type="checkbox"/>	Exterior Modifications/Repair/Painting	1460		498305		498305.11	139529	Underway	
	Exterior Lighting Improvements	1450		110000		31070.05	165.05	Underway	
K1-6 Douglas <input type="checkbox"/>	Interior Repair (Phase 3)	1460	26	925349		838160.68	261709.77	Underway	
	Relocation	1495.1	26	23000		9334.50	2955	Underway	
	Appliances	1465.1	26	23000		23000		Complete	
	Site Improvements	1450		0		0			
	Exterior Lighting Improvements	1460		33810		34000.06	88.43	Underway	
K1-7 Scattered <input type="checkbox"/>	Central Air Conditioning	1460	24	0					
K1-9 Scattered <input type="checkbox"/>	Central air Conditioning	1460	30	0					
K1-10 Scattered <input type="checkbox"/>	Parking Lot Improvements	1450	21	180000		180133.94	180133.94	Completed	
K1-11 Grandview <input type="checkbox"/>	Exterior Lighting Improvements	1450		23239		13940.06	165.05	Underway	
K1-13, K1-18, & <input type="checkbox"/>	Site Improvements	1450		0					
K1-18 Rosedale <input type="checkbox"/>	Retube Boilers	1460		0 <input type="checkbox"/>					
K1-23 Scattered <input type="checkbox"/>	Garage Doors	1460		16000		7772		Underway	
	Driveway Improvements	1450		165000		163740		Underway	
K1-24 Plaza Tower	Roof Replacement	1460		255000		244618.04	355.50	Underway	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name:					Federal FFY of Grant:
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
K1-2,5,6,and11	7/18/08	6/19/08	7/18/10		
K1-4	7/18/08	7/17/08	7/18/10		
K1-5	7/18/08	1/18/07	7/18/10		
K1-6	7/18/08	3/20/08	7/18/10		
K1-10	7/18/08	10/18/07	7/18/10		
K1-23	7/18/08	6/19/08	7/18/10		
K1-24	7/18/08	7/17/08	7/18/10		
K1-All	7/18/08	7/17/08	7/18/10		

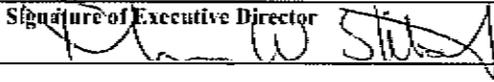
¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Kansas City Kansas Housing Authority		Grant Type and Number Capital Fund Program Grant No: KS16P00150107 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2007 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	277662		277662	277662
3	1408 Management Improvements	128000			
4	1410 Administration (may not exceed 10% of line 21)	311877		311877	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	196992		196992	50919.58
8	1440 Site Acquisition				
9	1450 Site Improvement	255000			
10	1460 Dwelling Structures	1608407			
11	1465.1 Dwelling Equipment--Nonexpendable				
12	1470 Non-dwelling Structures	484500			
13	1475 Non-dwelling Equipment	34000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	3296438		786531	328581.58
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part I: Summary					
PIA Name: Kansas City Kansas Housing Authority		Grant Type and Number Capital Fund Program Grant No: <u>KS16P00150107</u> Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: <u>2007</u> FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ³	
		Original	Revised ¹	Obligated	Expended
Signature of Executive Director 		Date <u>1/10/09</u>	Signature of Public Housing Director		Date

Part II: Supporting Pages									
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			CFPP (Yes/No):		Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
K1-2 St. <input type="checkbox"/>	Roof Replacement	1460	50	270000		661.27	661.27	Bidding	
K1-3 Cyrus K. <input type="checkbox"/>	Exterior Lighting	1450		65000		0			
K1-5 Belrose <input type="checkbox"/>	Exterior Modifications/Painting	1460	24	56470		0			
K1-6F Douglas <input type="checkbox"/>	Roof/Gutter Replacement	1460	27	135000		0			
	Interior Repair	1460		0		0			
	Site Improvements	1450		50000		0			
K1-11 Grandview <input type="checkbox"/>	Central Air Conditioning	1460	20	120000		0			
	Exterior Lighting Improvements	1450		50000		0			
K1-17 Glanville <input type="checkbox"/>	Roof Replacement	1460	1	170000		0			
K1-12 Chalet <input type="checkbox"/>	Wood Decking, Stairs, and Concrete Landing Replacement	1460		161445		0			
K1-13 Welborn <input type="checkbox"/>	Site Improvements	1450		90000		0			
K1-18 Rosedale <input type="checkbox"/>	REtube Boilers	1460		40000		0			
K1-All	Architecture / Engineering	1430		196992		196992	50919.58	Underway	
K1-All	Administration	1410		311877		311877		Underway	
K1-All	Management Improvements								
	Rehab Crew	1408		80000		0			
	Janitor	1408		20000		0			
	Security Coordinator/Advisor	1408		28000		0			

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PIA Name: Kansas City Kansas Housing Authority					Federal FFY of Grant: 2007
Development Number Name/PIA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
K1-2	9/30/09		9/30/11		
K1-3	9/30/09		9/30/11		
K1-5	9/30/09		9/30/11		
K1-6	9/30/09		9/30/11		
K1-11	9/30/09		9/30/11		
K1-17	9/30/09		9/30/11		
K1-12, 21, &23	9/30/09		9/30/11		
K1-13, 18, &24	9/30/09		9/30/11		
K1-18 &24	9/30/09		9/30/11		
K1-ALL	9/30/09		9/30/11		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Kansas City Kansas Housing Authority		Grant Type and Number Capital Fund Program Grant No: KS16P00150108 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2008 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	329644			
3	1408 Management Improvements	128000			
4	1410 Administration (may not exceed 10% of line 21)	329644			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	110000		17790.12	
8	1440 Site Acquisition				
9	1450 Site Improvement	26150			
10	1460 Dwelling Structures	2004855			
11	1465.1 Dwelling Equipment—Nonexpendable	58000			
12	1470 Non-dwelling Structures	250000			
13	1475 Non-dwelling Equipment	34000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	30000			
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9003 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 5% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	3300293		17790.12	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary					
PHA Name: Kansas City Kansas Housing Authority		Grant Type and Number Capital Fund Program Grant No: KS16P00150108 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2008 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
	Signature of Executive Director	Date	Signature of Public Housing Director	Date	
		1/10/09			

Part II: Supporting Pages								
PHA Name:		Grant Type and Number		CFPP (Yes/ No):		Federal FFY of Grant:		
		Capital Fund Program Grant No:						
		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
K1-3 Cyrus K. ☐	Roof Replacement	1460	26	85000		0		
K1-4 Wyandotte ☐	Heat Pumps	1485	33	28000		0		
	Fire Alarm and ENS(Low-rise)	1460	8	16000		0		
	Main Office Roof Replacement	1460	1	0		0		
K1-5 Belrose ☐	Central Air Conditioning	1460	90	453855		0		
K1-9 Scattered ☐	Exterior Repair / Painting	1460	15	40000		0		
	Roof Replacement	1460	15	70000		0		
K1-17 Glanville ☐	Interior Repair (Phase 1)	1460	36	900000		0		
	Relocation	1495.1	36	30000		0		
	Appliances	1465.1	36	30000		0		
	Domestic Hot Water Improvement	1460	1	37000		0		
K1-21 Scattered ☐	Roof Repl./Ext. Repair/Painting	1460	4	60000		0		
K1-24 Plaza Tower	Site Improvements	1450		26150		0		
K1-6E Douglas ☐	Exterior Door Replacement	1460		180000		0		
K1-4, K1-14, ☐	HVAC Water Treatment	1460	6	50000		0		
K1-4, K1-6E, ☐	Antenna Improvements	1460	7	0		0		
K1-All	Architecture / Engineering	1430		110000		17790.12		
K1-All	Administration	1410		329644		0		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name:					Federal FFY of Grant:
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
K1-3	6/12/10		6/12/12		
K1-4	6/12/10		6/12/12		
K1-5	6/12/10		6/12/12		
K1-9	6/12/10		6/12/12		
K1-17	6/12/10		6/12/12		
K1-21	6/12/10		6/12/12		
K1-24	6/12/10		6/12/12		
K1-6, K1-17, & K1-24	6/12/10		6/12/12		
K1-4, K1-6E, K1-14, <input type="checkbox"/>	6/12/10		6/12/12		
K1-ALL	6/12/10		6/12/12		

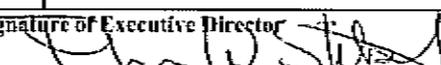
¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Kansas City Kansas Housing Authority		Grant Type and Number Capital Fund Program Grant No: KS16P00150109 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2009 FFY of Grant Approval: _____	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	560058			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	330029			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	125000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	2125206			
11	1465.1 Dwelling Equipment--Nonexpendable	30000			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	30000			
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	3300293			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.
⁴ RHF funds shall be included here.

Part I: Summary				
PHA Name: Kansas City Kansas Housing Authority		Grant Type and Number Capital Fund Program Grant No: KS16P00150109 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2009 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated Expended
	Signature of Executive Director	Date	Signature of Public Housing Director	Date
		1/10/09		

Part II: Supporting Pages								
PHA Name: Kansas City Kansas Housing Authority			Grant Type and Number Capital Fund Program Grant No: KS16P00150109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
K1-2 St. <input type="checkbox"/>	Bathroom Shower Conversion	1460	100	200000				
K1-3 Cyrus K. <input type="checkbox"/>	Bathroom Shower Conversion	1460	60	120000				
K1-4 Wyandotte <input type="checkbox"/>	Roof Replacement	1460	1	258206				
	Boiler Replacement	1460	2	105000				
K1-5 Belrose <input type="checkbox"/>	Bathroom Shower Conversion	1460	90	180000				
K1-6 Douglas <input type="checkbox"/>	Exterior Repair and Painting	1460	27	270000				
K1-14 Bethany <input type="checkbox"/>	Emergency Equipment Improvement	1460		12000				
K1-17 Glanville <input type="checkbox"/>	Interior Repair (Phase 2)	1460	36	950000				
	Relocation	1495.1	36	30000				
	Appliances	1465.1	36	30000				
K1-24 Plaza Tower	Chiller Replacement	1460	1	30000				
K1-All	Architect / Engineer Fees	1430		125000				
K1-All	Operations	1406		660058				
K1-All	Administration	1410		330029				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Kansas City Kansas Housing Authority					Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
K1-2	9/30/11		9/30/13		
K1-3	9/30/11		9/30/13		
K1-4	9/30/11		9/30/13		
K1-5	9/30/11		9/30/13		
K1-6	9/30/11		9/30/13		
K1-14	9/30/11		9/30/13		
K1-17	9/30/11		9/30/13		
K1-24	9/30/11		9/30/13		
K1-All	9/30/11		9/30/13		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Attachment “d01”
Resident Membership of the Governing Board
and Resident Advisory Boards
KCKHA Board of Commissioners Resident Commissioner

Resident Board Member: Theresa Duke - (Elected by the members of the United Residents Council (developments for the elderly and disabled) and the United Presidents Council (family developments). The Mayor/CEO of the Unified Government of WyCo/KCK appoints this position for a four-year term. Current term expired October 2011.

United Presidents Council of KCK

Officers:

Angie Hill, President
Loretta Heath, Vice President
Jessie Johnson, Secretary
Vacant, Treasurer
Vacant, Parliamentarian

Membership:

Theresa Leach	Christal Hayes	Shaunte Muse
Pamela McKnight	Nicole Berry	Tanyika Freelon
Kim Williams	Tiffany Blair	Jessie Johnson
Angie Hill	Sabrina Boyd	Doris Jackson
Yolanda Pace	Berniece Murphy	Lisa Collins
Yvonne Standley		

United Residents Council

Officers:

Evie Alexander, President
Daniel Sanders, Vice President
Marie Boyd, Secretary
Sue Adair, Treasurer

Membership:

Emma Jefferson	Brenda Moseley	Jeffery Burke
Essie Lee Gibbs	Kenneth Hill	Washington Kendric
Eva Walker	Daniel Sanders	Icy Davis
Marie Boyd	Haleena Caldwell	Ethel Jordon
Johnnie Mae Miller	Justin Williams	Juanita Collins
Thomas McClannahan	Debra Cassidy	Jerome Watson
Alvin Hurn	Evie Alexander	Tim Galbraith
Vivian Frazier	Hazel Talbert	Betty Champagne
Anna Dodds	Anita Jordon	Mildred Perrin
Lilly Boston	Kay Malone	Bonnie Cantwell
Roy Eastham	Eddie Jones	Lloyd Pike
Mary Sprague	Brenda Sandoval	
Billie Jean Lee	Sharon Jacobs	
Jeannie Dunn	Michele Shine	
Sandy Boyer	Connie Messick	

**NOTE: PLEASE FOLLOW INSTRUCTIONS ON THIS TAB
BEFORE PROCEEDING TO THE COST COMPARISON CALCULATOR**

This spreadsheet contains macros that need to be enabled for the spreadsheet to have full functionality. Failure to enable the macros will result in the spreadsheet to function improperly. Follow these steps to enable the macros:

You may see a "Security Warning" box when opening the file. If you see the "Security Warning" box, click on "Enable Macros."

If you do not see a "Security Warning" box when opening the file: Close the spreadsheet and change the security level setting. To change the security level in MS Excel, go to toolbar and click on Tools / Macro / Security. In the Security box, go to the "Security Level" tab and click on "Medium" then click OK. After changing the security level, open the spreadsheet again and follow the instruction above to enable macros.

Cost Comparison Spreadsheet Required and Voluntary Conversions under 24 CFR Part 972

IMPORTANT: PLEASE READ THE START TAB FIRST

This spreadsheet is provided as a tool for public housing agencies conducting cost comparisons pursuant to 24 CFR Part 972, "Conversions of Public Housing to Tenant Based Assistance." The spreadsheet assists PHAs in comparing public housing costs to voucher costs using the methodology presented in the appendix to 24 CFR 972 for both Required Conversions (subpart A) and Voluntary Conversions (subpart B).

Spreadsheet cells shaded in green allow PHAs to enter information on the subject property's estimated market value, operating, modernization, and accrual costs, as well as information on voucher costs. A property's market or residual value is incorporated into the cost-test only for voluntary conversion determinations. Use the arrow keys to move from one cell to another. Enter numbers without commas and press "Enter" when you are done with each cell. Enter data only in the cells you need. Green cells may be left blank (you do not need to enter zeros). Cells shaded yellow contain formulas and cannot be changed.

The spreadsheet consists of seven tabs, including this introduction. To move from tab to tab, click on the tab name at the bottom of the screen.

Tab 2 -- Public Housing Operating Cost. At this tab, a PHA enters the projected operating costs for the revitalized property and also checks these costs for reasonableness by comparing them to current operating costs, using either the Development or the PHA-wide method.

Tab 3 -- Public Housing Capital Cost. At this tab, a PHA must indicate the degree of modernization necessary to keep a property viable based on the physical condition and repairs necessary to retain a viable property competitive in accordance with local, state, and Federal rehabilitation codes and its remaining useful life. A PHA will enter the anticipated costs of revitalization/modernization, relocation, and demolition (if any) and indicate the year in which costs are expected to be incurred based on a PHA's modernization plan for a property. Up to four years are permitted for this activity for the 30 and 40-year evaluation periods for required and voluntary determinations. If a PHA chooses to undertake light or moderate rehabilitation, a 20-year evaluation period must be used. PHAs will also enter data needed to estimate ongoing accrual costs and the estimated market or residual value for a property. The estimated market or residual value of a property must be included within these calculations as an addition to the public housing capital repair costs only for voluntary conversion determinations. This market value is calculated by PHAs who must hire an appraiser to determine the market value. The residual value for a property is determined by PHAs if demolition costs will be covered by a PHA.

Demolition and remediation costs are deducted from the estimated market value for a property to calculate any remaining residual value expected if a PHA were to sell a property proposed for conversion and removal from the inventory. However, under this cost-test, a property's market value is included within these capital costs whether or not a PHA intends to undertake a voluntary conversion and sell the proposed building or land.

Tab 4 -- Voucher Cost. At this tab, the PHA enters the average voucher cost (unit weighted average for the monthly payment standard for voucher units occupied by recent movers in the local area in accordance with the respective bedroom categories) and administrative fee in order to calculate annual Housing Choice Voucher (HCV) costs. PHAs will also estimate the relocation costs associated with a conversion.

Tab 5 -- Cost Comparison. At this tab, the PHA enters current OMB-specified discount rates found in Appendix C of OMB Circular A-94. These rates will be provided by HUD to PHAs by posting on the HUD website. Note that the rate used for 40-year evaluations is the same as for 30-year. Summary numbers are then presented from the previous tabs (e.g., first year operating cost, capital costs incurred in years 1 to 4, initial accrual, and voucher costs). Finally, the net present value of the costs is compared for Public Housing and for Vouchers.

Tab 6 -- Net Present Value Calculations for Required Conversions. This tab shows the costs of each line item in each year as well as the discounted totals for public housing and vouchers. The discounted totals are summed for the relevant period (20, 30, or 40 years) to create the cost comparison results at TAB 5.

Tab 7 -- New Budget Authority Calculations for Voluntary Conversions. This tab shows the costs of each line item in each year, including the effects of inflation. The inflated costs are summed for the relevant period (20, 30, or 40 years) to create the cost comparison results at TAB 5.

Public Housing Operating Cost

1. Calculation of Projected Operating Cost for the Revitalized Development

Enter the PHA's projected monthly costs for operating the development after revitalization or modernization in the green cells below. This estimate should reflect the costs of operating comparable developments and must be reasonable in light of the revitalization/modernization plan proposed.

a. Non-utility costs (including pro-rated share of overhead costs)	\$71,468
Utilities	\$26,132
Utility Allowances	\$7,610
Total Projected Monthly Operating Costs for Revitalized Development	\$105,210
b. Total Number of Units in Revitalized Development	265
c. Projected Monthly Operating Costs Per Unit	\$397
d. Total Projected Annual Operating Costs	\$1,262,520

2. Reasonableness Tests

Projected operating costs must be shown to be reasonable. This test compares projected monthly per-unit costs (above) with the current operating costs of the property. If projected costs are more than 10% lower than current costs, a narrative description must be provided detailing how this reduction in costs will be achieved. Current operating costs are calculated using either the development-based method or the PHA-wide method. If the development has a current vacancy rate of less than 20% and there is reliable development-level data on operating costs, use the development-based method (A). If the development has a current vacancy rate of 20% or greater or there is no reliable development-level data available, use the PHA-wide method (B).

What is the current vacancy rate of the development?
Is there reliable development based data available?

Enter vacancy rate here: 17%
Enter Yes or No here: YES

Method to be used:

Use Development-Based Method

Go to Section

2A. Development-Based Method

A1 Total Current Operating Cost for the Development

\$1,262,519

A2 Calculation of Vacancy-Adjusted Units for the Property (Enter the number of units of each type.)

Occupancy Adjustment	Property Units - Current	
	Units	Adjusted
# of Occupied units (x1)	207	207
# of Vacant Fully Funded (x1)	12	12
# of Long-Term Vacant (x0.2)	46	9
Total	265	228

228

A3 Current Operating Costs Per Unit Per Month (PUM) ((A1/A2)/12)

\$461

2B. PHA-Wide Method

B1 Total Current Operating Cost for the Agency

B2 Calculation of Vacancy-Adjusted Units for the PHA (Enter the number of units of each type.)

Occupancy Adjustment	PHA Units	
	Units	Adjusted
# of Occupied units (x1)		NA
# of Vacant Fully Funded (x1)		NA
# of Long-Term Vacant (x0.2)		NA
Total	NA	NA

NA

B3 Current Operating Costs Per Unit Per Month (PUM) ((B1/B2)/12)

NA

B4 Calculation of Bedroom Adjustment Factor (Enter the number of units of each type.)

Bedroom Adjustment		PHA Units		Property Units - Current	
		Units	Unit Cost Factor	Units	Unit Cost Factor
0 BR	0.7		NA		NA
1 BR	0.85		NA		NA
2 BR	1		NA		NA
3 BR	1.25		NA		NA
4 BR	1.4		NA		NA
5 BR	1.61		NA		NA
6 BR	1.82		NA		NA
Total		NA	NA	NA	NA
Adjustment Factors		x	NA	y	NA

B5 Overall Bedroom Adjustment Factor (y/x) NA

B6 Current Monthly Operating Cost per Unit (B3*B5) NA

3. Comparison of Projected and Current Operating Costs (and Justification)

Projected Operating Costs (from Section 1)	\$397
Current Operating Cost Using Development-Based Method	\$461
Percent difference	16.1%

If current costs exceed the PHA's projection by more than 10 percent, the PHA must justify the use of the lower amount in the space below.

Enter justification below

Public Housing Capital Cost

1 Type of Modernization (Select one option)

- Light or Moderate Modernization (20 Yrs)
- Addresses All Backlog (30 Yrs)
- Equivalent to New Construction (40 Yrs)

2 Type of Conversion (Select one option)

- Required
- Voluntary

3 Initial Capital Costs (Enter costs over the appropriate time span.)

	Year1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
a Modernization Cost	2000000	\$2,000,000	\$2,000,000	\$2,000,000	2000000						
b Total Initial Capital Cost	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$10,000,000
c Total Number of Units in Revitalized Development	265										
d Capital Cost per Unit	\$37,736										

4 Accrual (Enter the applicable HCC limits below, along with the bedroom distribution for the revitalized development.)

	Detached/Semi-Detached		Row House		Walkup		Elevator	
	# of Units	HCC Limit	# of Units	HCC Limit	# of Units	HCC Limit	# of Units	HCC Limit
0BR				\$60,846				
1BR			84	\$79,963				
2BR			92	\$103,604				
3BR			84	\$124,653				
4BR			5	\$146,610				
5BR				\$160,542				
	0	\$0	265	\$27,452,362	0	\$0	0	\$0

a HCC, per unit average	\$103,594
b Total Number of Units in Revitalized Development	265
c 50% of Capital Cost per Unit	\$18,868
d Adjusted HCC (HCC (a) minus 50% of Capital Cost per Unit (c))	\$84,726
e Annual per Unit Accrual for 40 Year Replacement Cycle (Adjusted ACC (d) x 0.025)	\$2,118
f Annual Accrual after Modification (e x b)	\$561,309

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
g Annual Accrual	\$0	\$0	\$0	\$0	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309

(Accrual begins in the year after modernization is complete.)

5 Opportunity Cost (If this is a voluntary conversion, enter the following costs)

a Demolition Cost Paid for by PHA	\$0
b Remediation Cost (if not in demo) Paid for by PHA	\$0

	Year 2	Year 3	Year 4	Year 5
c Market Value of Property				
d Residual Value				

Voucher Cost

Voucher Cost

Enter the number of units in the revitalized development by bedroom size and corresponding voucher costs per month.

Unit Size Post Revitalization	a	b	c
	# of Units	Voucher Costs	Units X Cost
0BR	0	\$630	\$0
1BR	84	\$757	\$63,588
2BR	92	\$870	\$80,040
3BR	84	\$1,177	\$98,868
4BR	5	\$1,238	\$6,190
5BR	0	\$1,423	\$0
	265		\$248,686

d	Monthly Voucher Cost Per Unit (c / a)	\$938
e	Monthly Section 8 Administrative Fee (per unit)	\$48.78
f	Annual Voucher and Administrative Costs	\$3,139,352
g	Per Unit Relocation Costs	\$1,000
h	Total Relocation Costs	\$265,000

Cost Comparisons

Assumptions

	20 Year	30/40 Year
OMB Nominal Discount Rate	4.9%	4.9%
OMB Real Discount Rate	2.8%	2.8%
Useful Life (20, 30 or 40 Years)	30	
Inflation Rate for the Selected Useful Life	2.04%	1.020
Real Discount Rate for the Selected Useful Life	2.80%	1.028
Units	265	

Uninflated/Undiscounted Cost Summary

Public Housing	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Annual Operating Cost	\$1,262,520									
Capital Cost	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$0	\$0	\$0	\$0	\$0
Annual Accrual after Modification	\$0	\$0	\$0	\$0	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309
Residual Value										

Vouchers

Annual Voucher and Administrative Costs	\$3,139,352
Year 1 Relocation Costs	\$265,000

PUM Cost Comparisons:

**Net Present Value
(Required Conversions Only)**

**New Budget Authority
(Voluntary Conversion only)**

Public Housing		\$845
Vouchers		\$1,347
Difference		-59%

Final Result

	Public Housing Cost is less than Voucher Cost
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Public Housing	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28
Operating	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520
Initial Capital															
Accrual	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309
Residual															
TOTAL	\$1,823,829														
Discount Rates	0.698376	0.679354	0.660851	0.642851	0.625341	0.608309	0.591740	0.575622	0.559944	0.544693	0.529857	0.515425	0.501386	0.487729	0.474445
Discounted Costs	\$1,273,719	\$1,239,026	\$1,205,278	\$1,172,450	\$1,140,515	\$1,109,451	\$1,079,232	\$1,049,837	\$1,021,242	\$993,426	\$966,368	\$940,047	\$914,442	\$889,535	\$865,307

Voucher	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28
Voucher	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352
Relocation															
TOTAL	\$3,139,352														
Discount Rates	0.698376	0.679354	0.660851	0.642851	0.625341	0.608309	0.591740	0.575622	0.559944	0.544693	0.529857	0.515425	0.501386	0.487729	0.474445
Discounted Costs	\$2,192,449	\$2,132,733	\$2,074,643	\$2,018,135	\$1,963,166	\$1,909,695	\$1,857,680	\$1,807,082	\$1,757,862	\$1,709,982	\$1,663,407	\$1,618,100	\$1,574,027	\$1,531,155	\$1,489,450

Public Housing	Year 29	Year 30	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Operating	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520	\$1,262,520
Initial Capital												
Accrual	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309
Residual												
TOTAL	\$1,823,829											
Discount Rates	0.461522	0.448952	0.436723	0.424828	0.413257	0.402001	0.391052	0.380400	0.370039	0.359960	0.350156	0.340619
Discounted Costs	\$841,738	\$818,811	\$796,509	\$774,814	\$753,710	\$733,181	\$713,211	\$693,785	\$674,888	\$656,506	\$638,625	\$621,230

Voucher	Year 29	Year 30	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Voucher	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352	\$3,139,352
Relocation												
TOTAL	\$3,139,352											
Discount Rates	0.461522	0.448952	0.436723	0.424828	0.413257	0.402001	0.391052	0.380400	0.370039	0.359960	0.350156	0.340619
Discounted Costs	\$1,448,881	\$1,409,418	\$1,371,029	\$1,333,686	\$1,297,360	\$1,262,023	\$1,227,649	\$1,194,211	\$1,161,684	\$1,130,043	\$1,099,263	\$1,069,322

**Voluntary Conversion Calculation
New Budget Authority**

Public Housing	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
Operating	\$1,262,520	\$1,288,311	\$1,314,628	\$1,341,484	\$1,368,888	\$1,396,851	\$1,425,386	\$1,454,504	\$1,484,216	\$1,514,536	\$1,545,475	\$1,577,046	\$1,609,262	\$1,642,136
Initial Capital	\$0	\$2,040,856	\$2,082,547	\$2,125,089	\$2,168,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Accrual		\$0	\$0	\$0	\$608,599	\$621,032	\$633,718	\$646,664	\$659,874	\$673,354	\$687,109	\$701,146	\$715,469	\$730,084
Residual														
TOTAL	\$1,262,520	\$3,329,167	\$3,397,175	\$3,466,573	\$4,145,987	\$2,017,883	\$2,059,104	\$2,101,168	\$2,144,091	\$2,187,890	\$2,232,584	\$2,278,192	\$2,324,730	\$2,372,220

Inflation Factor	1.000	1.0204	1.0413	1.0625	1.0843	1.1064	1.1290	1.1521	1.1756	1.1996	1.2241	1.2491	1.2746	1.3007
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Voucher	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
Voucher	\$3,139,352	\$3,203,483	\$3,268,924	\$3,335,702	\$3,403,843	\$3,473,377	\$3,544,331	\$3,616,735	\$3,690,618	\$3,766,010	\$3,842,942	\$3,921,445	\$4,001,553	\$4,083,297
Relocation	\$265,000													
TOTAL	\$3,404,352	\$3,203,483	\$3,268,924	\$3,335,702	\$3,403,843	\$3,473,377	\$3,544,331	\$3,616,735	\$3,690,618	\$3,766,010	\$3,842,942	\$3,921,445	\$4,001,553	\$4,083,297

Inflation Factor	1.000	1.0204	1.0413	1.0625	1.0843	1.1064	1.1290	1.1521	1.1756	1.1996	1.2241	1.2491	1.2746	1.3007
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Voluntary Conversion New Budget Authority	20 Year	30 Year	40 Year
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Public Housing PUM		\$845	
Voucher PUM		\$1,347	
Delta Dollar		-\$502	
Delta Percent		-59%	

Public Housing	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28
Operating	\$1,675,682	\$1,709,912	\$1,744,843	\$1,780,486	\$1,816,858	\$1,853,973	\$1,891,846	\$1,930,492	\$1,969,929	\$2,010,170	\$2,051,234	\$2,093,137	\$2,135,895	\$2,179,527
Initial Capital														
Accrual	\$744,998	\$760,217	\$775,747	\$791,594	\$807,765	\$824,266	\$841,104	\$858,286	\$875,819	\$893,710	\$911,967	\$930,596	\$949,607	\$969,005
Residual														
TOTAL	\$2,420,680	\$2,470,130	\$2,520,589	\$2,572,080	\$2,624,623	\$2,678,238	\$2,732,949	\$2,788,778	\$2,845,747	\$2,903,880	\$2,963,201	\$3,023,733	\$3,085,502	\$3,148,533
Inflation Factor	1.3273	1.3544	1.3820	1.4103	1.4391	1.4685	1.4985	1.5291	1.5603	1.5922	1.6247	1.6579	1.6918	1.7263

Voucher	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28
Voucher	\$4,166,710	\$4,251,828	\$4,338,684	\$4,427,315	\$4,517,756	\$4,610,045	\$4,704,219	\$4,800,317	\$4,898,378	\$4,998,442	\$5,100,550	\$5,204,744	\$5,311,067	\$5,419,562
Relocation														
TOTAL	\$4,166,710	\$4,251,828	\$4,338,684	\$4,427,315	\$4,517,756	\$4,610,045	\$4,704,219	\$4,800,317	\$4,898,378	\$4,998,442	\$5,100,550	\$5,204,744	\$5,311,067	\$5,419,562
Inflation Factor	1.3273	1.3544	1.3820	1.4103	1.4391	1.4685	1.4985	1.5291	1.5603	1.5922	1.6247	1.6579	1.6918	1.7263

Public Housing	Year 29	Year 30	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Operating	\$2,224,051	\$2,269,484	\$2,315,845	\$2,363,153	\$2,411,428	\$2,460,688	\$2,510,955	\$2,562,249	\$2,614,591	\$2,668,002	\$2,722,504	\$2,778,119
Initial Capital												
Accrual	\$988,800	\$1,008,999	\$1,029,611	\$1,050,644	\$1,072,107	\$1,094,008	\$1,116,356	\$1,139,161	\$1,162,432	\$1,186,178	\$1,210,409	\$1,235,136
Residual												
TOTAL	\$3,212,851	\$3,278,483	\$3,345,456	\$3,413,797	\$3,483,534	\$3,554,696	\$3,627,311	\$3,701,410	\$3,777,023	\$3,854,180	\$3,932,913	\$4,013,254
Inflation Factor	1.7616	1.7976	1.8343	1.8718	1.9100	1.9490	1.9888	2.0295	2.0709	2.1132	2.1564	2.2005

Voucher	Year 29	Year 30	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Voucher	\$5,530,272	\$5,643,245	\$5,758,525	\$5,876,160	\$5,996,199	\$6,118,689	\$6,243,682	\$6,371,228	\$6,501,379	\$6,634,190	\$6,769,713	\$6,908,005
Relocation												
TOTAL	\$5,530,272	\$5,643,245	\$5,758,525	\$5,876,160	\$5,996,199	\$6,118,689	\$6,243,682	\$6,371,228	\$6,501,379	\$6,634,190	\$6,769,713	\$6,908,005
Inflation Factor	1.7616	1.7976	1.8343	1.8718	1.9100	1.9490	1.9888	2.0295	2.0709	2.1132	2.1564	2.2005

**NOTE: PLEASE FOLLOW INSTRUCTIONS ON THIS TAB
BEFORE PROCEEDING TO THE COST COMPARISON CALCULATOR**

This spreadsheet contains macros that need to be enabled for the spreadsheet to have full functionality. Failure to enable the macros will result in the spreadsheet to function improperly. Follow these steps to enable the macros:

You may see a "Security Warning" box when opening the file. If you see the "Security Warning" box, click on "Enable Macros."

If you do not see a "Security Warning" box when opening the file: Close the spreadsheet and change the security level setting. To change the security level in MS Excel, go to toolbar and click on Tools / Macro / Security. In the Security box, go to the "Security Level" tab and click on "Medium" then click OK. After changing the security level, open the spreadsheet again and follow the instruction above to enable macros.

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Tab 2 -- Public Housing Operating Cost. At this tab, a PHA enters the projected operating costs for the revitalized property and also checks these costs for reasonableness by comparing them to current operating costs, using either the Development or the PHA-wide method.

Tab 3 -- Public Housing Capital Cost. At this tab, a PHA must indicate the degree of modernization necessary to keep a property viable based on the physical condition and repairs necessary to retain a viable property competitive in accordance with local, state, and Federal rehabilitation codes and its remaining useful life. A PHA will enter the anticipated costs of revitalization/modernization, relocation, and demolition (if any) and indicate the year in which costs are expected to be incurred based on a PHA's modernization plan for a property. Up to four years are permitted for this activity for the 30 and 40-year evaluation periods for required and voluntary determinations. If a PHA chooses to undertake light or moderate rehabilitation, a 20-year evaluation period must be used. PHAs will also enter data needed to estimate ongoing accrual costs and the estimated market or residual value for a property. The estimated market or residual value of a property must be included within these calculations as an addition to the public housing capital repair costs only for voluntary conversion determinations. This market value is calculated by PHAs who must hire an appraiser to determine the market value. The residual value for a property is determined by PHAs if demolition costs will be covered by a PHA.

Demolition and remediation costs are deducted from the estimated market value for a property to calculate any remaining residual value expected if a PHA were to sell a property proposed for conversion and removal from the inventory. However, under this cost-test, a property's market value is included within these capital costs whether or not a PHA intends to undertake a voluntary conversion and sell the proposed building or land.

Tab 4 -- Voucher Cost. At this tab, the PHA enters the average voucher cost (unit weighted average for the monthly payment standard for voucher units occupied by recent movers in the local area in accordance with the respective bedroom categories) and administrative fee in order to calculate annual Housing Choice Voucher (HCV) costs. PHAs will also estimate the relocation costs associated with a conversion.

Tab 5 -- Cost Comparison. At this tab, the PHA enters current OMB-specified discount rates found in Appendix C of OMB Circular A-94. These rates will be provided by HUD to PHAs by posting on the HUD website. Note that the rate used for 40-year evaluations is the same as for 30-year. Summary numbers are then presented from the previous tabs (e.g., first year operating cost, capital costs incurred in years 1 to 4, initial accrual, and voucher costs). Finally, the net present value of the costs is compared for Public Housing and for Vouchers.

Tab 6 -- Net Present Value Calculations for Required Conversions. This tab shows the costs of each line item in each year as well as the discounted totals for public housing and vouchers. The discounted totals are summed for the relevant period (20, 30, or 40 years) to create the cost comparison results at TAB 5.

Tab 7 -- New Budget Authority Calculations for Voluntary Conversions. This tab shows the costs of each line item in each year, including the effects of inflation. The inflated costs are summed for the relevant period (20, 30, or 40 years) to create the cost comparison results at TAB 5.

Public Housing Operating Cost

1. Calculation of Projected Operating Cost for the Revitalized Development

Enter the PHA's projected monthly costs for operating the development after revitalization or modernization in the green cells below. This estimate should reflect the costs of operating comparable developments and must be reasonable in light of the revitalization/modernization plan proposed.

a. Non-utility costs (including pro-rated share of overhead costs)	\$87,254
Utilities	\$33,311
Utility Allowances	\$0
Total Projected Monthly Operating Costs for Revitalized Development	\$120,565
b. Total Number of Units in Revitalized Development	302
c. Projected Monthly Operating Costs Per Unit	\$399
d. Total Projected Annual Operating Costs	\$1,446,780

2. Reasonableness Tests

Projected operating costs must be shown to be reasonable. This test compares projected monthly per-unit costs (above) with the current operating costs of the property. If projected costs are more than 10% lower than current costs, a narrative description must be provided detailing how this reduction in costs will be achieved. Current operating costs are calculated using either the development-based method or the PHA-wide method. If the development has a current vacancy rate of less than 20% and there is reliable development-level data on operating costs, use the development-based method (A). If the development has a current vacancy rate of 20% or greater or there is no reliable development-level data available, use the PHA-wide method (B).

What is the current vacancy rate of the development?
Is there reliable development based data available?

Enter vacancy rate here: 12%
Enter Yes or No here: YES

Method to be used:

Use Development-Based Method

Go to Section

2A. Development-Based Method

A1 Total Current Operating Cost for the Development \$1,446,780

A2 Calculation of Vacancy-Adjusted Units for the Property (Enter the number of units of each type.)

Occupancy Adjustment	Property Units - Current	
	Units	Adjusted
# of Occupied units (x1)	263	263
# of Vacant Fully Funded (x1)	2	2
# of Long-Term Vacant (x0.2)	37	7
Total	302	272

272

A3 Current Operating Costs Per Unit Per Month (PUM) ((A1/A2)/12) \$443

2B. PHA-Wide Method

B1 Total Current Operating Cost for the Agency

B2 Calculation of Vacancy-Adjusted Units for the PHA (Enter the number of units of each type.)

Occupancy Adjustment	PHA Units	
	Units	Adjusted
# of Occupied units (x1)		NA
# of Vacant Fully Funded (x1)		NA
# of Long-Term Vacant (x0.2)		NA
Total	NA	NA

NA

B3 Current Operating Costs Per Unit Per Month (PUM) ((B1/B2)/12) NA

B4 Calculation of Bedroom Adjustment Factor (Enter the number of units of each type.)

Bedroom Adjustment		PHA Units		Property Units - Current	
		Units	Unit Cost Factor	Units	Unit Cost Factor
0 BR	0.7		NA		NA
1 BR	0.85		NA		NA
2 BR	1		NA		NA
3 BR	1.25		NA		NA
4 BR	1.4		NA		NA
5 BR	1.61		NA		NA
6 BR	1.82		NA		NA
Total		NA	NA	NA	NA
Adjustment Factors		x	NA	y	NA

B5 Overall Bedroom Adjustment Factor (y/x) NA

B6 Current Monthly Operating Cost per Unit (B3*B5) NA

3. Comparison of Projected and Current Operating Costs (and Justification)

Projected Operating Costs (from Section 1)		\$399
Current Operating Cost	Using Development-Based Method	\$443
Percent difference		10.9%

If current costs exceed the PHA's projection by more than 10 percent, the PHA must justify the use of the lower amount in the space below.

Enter justification below

Public Housing Capital Cost

1 Type of Modernization (Select one option)

- Light or Moderate Modernization (20 Yrs)
- Addresses All Backlog (30 Yrs)
- Equivalent to New Construction (40 Yrs)

2 Type of Conversion (Select one option)

- Required
- Voluntary

3 Initial Capital Costs (Enter costs over the appropriate time span.)

	Year1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
a Modernization Cost	150000	\$150,000									
b Total Initial Capital Cost	\$150,000	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000
c Total Number of Units in Revitalized Development	302										
d Capital Cost per Unit	\$993										

4 Accrual (Enter the applicable HCC limits below, along with the bedroom distribution for the revitalized development.)

	Detached/Semi-Detached		Row House		Walkup		Elevator	
	# of Units	HCC Limit	# of Units	HCC Limit	# of Units	HCC Limit	# of Units	HCC Limit
0BR							90	\$58,402
1BR			32	\$79,963			150	\$81,762
2BR							30	\$105,123
3BR								
4BR								
5BR								
	0	\$0	32	\$2,558,816	0	\$0	270	\$20,674,170

a HCC, per unit average	\$76,930
b Total Number of Units in Revitalized Development	302
c 50% of Capital Cost per Unit	\$497
d Adjusted HCC (HCC (a) minus 50% of Capital Cost per Unit (c))	\$76,434
e Annual per Unit Accrual for 40 Year Replacement Cycle (Adjusted ACC (d) x 0.025)	\$1,911
f Annual Accrual after Modification (e x b)	\$577,075

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
g Annual Accrual	\$0	\$0	\$577,075	\$577,075	\$577,075	\$577,075	\$577,075	\$577,075	\$577,075	\$577,075

(Accrual begins in the year after modernization is complete.)

5 Opportunity Cost (If this is a voluntary conversion, enter the following costs)

a Demolition Cost Paid for by PHA	\$0
b Remediation Cost (if not in demo) Paid for by PHA	\$0

	Year 2	Year 3	Year 4	Year 5
c Market Value of Property				
d Residual Value				

Voucher Cost

Voucher Cost

Enter the number of units in the revitalized development by bedroom size and corresponding voucher costs per month.

Unit Size Post Revitalization	a # of Units	b Voucher Costs	c Units X Cost
0BR	90	\$630	\$56,700
1BR	182	\$757	\$137,774
2BR	30	\$870	\$26,100
3BR	0	\$1,177	\$0
4BR	0	\$1,238	\$0
5BR	0	\$1,423	\$0
	302		\$220,574

d Monthly Voucher Cost Per Unit (c / a)

\$730

e Monthly Section 8 Administrative Fee (per unit)

\$48.78

f Annual Voucher and Administrative Costs

\$2,823,667

g Per Unit Relocation Costs

\$1,000

h Total Relocation Costs

\$302,000

Cost Comparisons

Assumptions

	20 Year	30/40 Year
OMB Nominal Discount Rate	4.9%	4.9%
OMB Real Discount Rate	2.8%	2.8%
Useful Life (20, 30 or 40 Years)	20	
Inflation Rate for the Selected Useful Life	2.04%	1.020
Real Discount Rate for the Selected Useful Life	2.80%	1.028
Units	302	

Uninflated/Undiscounted Cost Summary

Public Housing	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Annual Operating Cost	\$1,446,780									
Capital Cost	\$150,000	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Accrual after Modification	\$0	\$0	\$577,075	\$577,075	\$577,075	\$577,075	\$577,075	\$577,075	\$577,075	\$577,075
Residual Value										

Vouchers

Annual Voucher and Administrative Costs	\$2,823,667
Year 1 Relocation Costs	\$302,000

PUM Cost Comparisons:

**Net Present Value
(Required Conversions Only)**

**New Budget Authority
(Voluntary Conversion only)**

Public Housing		\$667
Vouchers		\$955
Difference		-43%

Final Result

	Public Housing Cost is less than Voucher Cost
--	---

Public Housing	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28
Operating	\$1,446,780	\$1,446,780	\$1,446,780	\$1,446,780	\$1,446,780	\$1,446,780	\$1,446,780	\$1,446,780	\$1,446,780	\$1,446,780	\$1,446,780	\$1,446,780	\$1,446,780	\$1,446,780	\$1,446,780
Initial Capital															
Accrual	\$577,075	\$577,075	\$577,075	\$577,075	\$577,075	\$577,075	\$577,075	\$577,075	\$577,075	\$577,075	\$577,075	\$577,075	\$577,075	\$577,075	\$577,075
Residual															
TOTAL	\$2,023,855														
Discount Rates	0.698376	0.679354	0.660851	0.642851	0.625341	0.608309	0.591740	0.575622	0.559944	0.544693	0.529857	0.515425	0.501386	0.487729	0.474445
Discounted Costs	\$1,413,412	\$1,374,915	\$1,337,466	\$1,301,037	\$1,265,600	\$1,231,128	\$1,197,595	\$1,164,976	\$1,133,245	\$1,102,379	\$1,072,353	\$1,043,145	\$1,014,732	\$987,094	\$960,208

Voucher	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28
Voucher	\$2,823,667	\$2,823,667	\$2,823,667	\$2,823,667	\$2,823,667	\$2,823,667	\$2,823,667	\$2,823,667	\$2,823,667	\$2,823,667	\$2,823,667	\$2,823,667	\$2,823,667	\$2,823,667	\$2,823,667
Relocation															
TOTAL	\$2,823,667														
Discount Rates	0.698376	0.679354	0.660851	0.642851	0.625341	0.608309	0.591740	0.575622	0.559944	0.544693	0.529857	0.515425	0.501386	0.487729	0.474445
Discounted Costs	\$1,971,982	\$1,918,270	\$1,866,022	\$1,815,196	\$1,765,755	\$1,717,661	\$1,670,876	\$1,625,366	\$1,581,095	\$1,538,030	\$1,496,138	\$1,455,388	\$1,415,747	\$1,377,186	\$1,339,675

Public Housing	Year 29	Year 30	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Operating Initial Capital	\$1,446,780	\$1,446,780	\$1,446,780	\$1,446,780	\$1,446,780	\$1,446,780	\$1,446,780	\$1,446,780	\$1,446,780	\$1,446,780	\$1,446,780	\$1,446,780
Accrual Residual	\$577,075	\$577,075	\$577,075	\$577,075	\$577,075	\$577,075	\$577,075	\$577,075	\$577,075	\$577,075	\$577,075	\$577,075
TOTAL	\$2,023,855											
Discount Rates	0.461522	0.448952	0.436723	0.424828	0.413257	0.402001	0.391052	0.380400	0.370039	0.359960	0.350156	0.340619
Discounted Costs	\$934,054	\$908,613	\$883,865	\$859,791	\$836,372	\$813,592	\$791,432	\$769,875	\$748,906	\$728,508	\$708,665	\$689,363

Voucher	Year 29	Year 30	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Voucher Relocation	\$2,823,667	\$2,823,667	\$2,823,667	\$2,823,667	\$2,823,667	\$2,823,667	\$2,823,667	\$2,823,667	\$2,823,667	\$2,823,667	\$2,823,667	\$2,823,667
TOTAL	\$2,823,667											
Discount Rates	0.461522	0.448952	0.436723	0.424828	0.413257	0.402001	0.391052	0.380400	0.370039	0.359960	0.350156	0.340619
Discounted Costs	\$1,303,185	\$1,267,690	\$1,233,162	\$1,199,574	\$1,166,900	\$1,135,117	\$1,104,199	\$1,074,124	\$1,044,868	\$1,016,408	\$988,724	\$961,794

**Voluntary Conversion Calculation
New Budget Authority**

Public Housing	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
Operating	\$1,446,780	\$1,476,335	\$1,506,493	\$1,537,268	\$1,568,671	\$1,600,716	\$1,633,416	\$1,666,783	\$1,700,832	\$1,735,577	\$1,771,031	\$1,807,210	\$1,844,128	\$1,881,800
Initial Capital	\$0	\$153,064	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Accrual		\$0	\$600,892	\$613,167	\$625,693	\$638,475	\$651,518	\$664,827	\$678,408	\$692,267	\$706,408	\$720,839	\$735,564	\$750,590
Residual														
TOTAL	\$1,446,780	\$1,629,399	\$2,107,386	\$2,150,436	\$2,194,365	\$2,239,191	\$2,284,933	\$2,331,610	\$2,379,240	\$2,427,843	\$2,477,439	\$2,528,049	\$2,579,692	\$2,632,390

Inflation Factor	1.000	1.0204	1.0413	1.0625	1.0843	1.1064	1.1290	1.1521	1.1756	1.1996	1.2241	1.2491	1.2746	1.3007
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Voucher	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
Voucher	\$2,823,667	\$2,881,349	\$2,940,209	\$3,000,271	\$3,061,561	\$3,124,103	\$3,187,922	\$3,253,045	\$3,319,498	\$3,387,309	\$3,456,505	\$3,527,114	\$3,599,166	\$3,672,690
Relocation	\$302,000													
TOTAL	\$3,125,667	\$2,881,349	\$2,940,209	\$3,000,271	\$3,061,561	\$3,124,103	\$3,187,922	\$3,253,045	\$3,319,498	\$3,387,309	\$3,456,505	\$3,527,114	\$3,599,166	\$3,672,690

Inflation Factor	1.000	1.0204	1.0413	1.0625	1.0843	1.1064	1.1290	1.1521	1.1756	1.1996	1.2241	1.2491	1.2746	1.3007
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Voluntary Conversion New Budget Authority	20 Year	30 Year	40 Year
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Public Housing PUM	\$667		
Voucher PUM	\$955		
Delta Dollar	-\$287		
Delta Percent	-43%		

Public Housing	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28
Operating	\$1,920,241	\$1,959,468	\$1,999,496	\$2,040,341	\$2,082,022	\$2,124,553	\$2,167,954	\$2,212,241	\$2,257,432	\$2,303,547	\$2,350,604	\$2,398,622	\$2,447,621	\$2,497,621
Initial Capital														
Accrual	\$765,923	\$781,569	\$797,535	\$813,827	\$830,452	\$847,417	\$864,728	\$882,393	\$900,418	\$918,812	\$937,581	\$956,734	\$976,278	\$996,222
Residual														
TOTAL	\$2,686,164	\$2,741,037	\$2,797,031	\$2,854,169	\$2,912,474	\$2,971,970	\$3,032,681	\$3,094,633	\$3,157,850	\$3,222,359	\$3,288,185	\$3,355,356	\$3,423,900	\$3,493,843
Inflation Factor	1.3273	1.3544	1.3820	1.4103	1.4391	1.4685	1.4985	1.5291	1.5603	1.5922	1.6247	1.6579	1.6918	1.7263

Voucher	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28
Voucher	\$3,747,716	\$3,824,274	\$3,902,397	\$3,982,115	\$4,063,462	\$4,146,470	\$4,231,174	\$4,317,609	\$4,405,809	\$4,495,811	\$4,587,651	\$4,681,368	\$4,776,999	\$4,874,584
Relocation														
TOTAL	\$3,747,716	\$3,824,274	\$3,902,397	\$3,982,115	\$4,063,462	\$4,146,470	\$4,231,174	\$4,317,609	\$4,405,809	\$4,495,811	\$4,587,651	\$4,681,368	\$4,776,999	\$4,874,584
Inflation Factor	1.3273	1.3544	1.3820	1.4103	1.4391	1.4685	1.4985	1.5291	1.5603	1.5922	1.6247	1.6579	1.6918	1.7263

Public Housing	Year 29	Year 30	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Operating	\$2,548,643	\$2,600,706	\$2,653,834	\$2,708,046	\$2,763,366	\$2,819,816	\$2,877,420	\$2,936,200	\$2,996,180	\$3,057,386	\$3,119,843	\$3,183,575
Initial Capital												
Accrual	\$1,016,573	\$1,037,339	\$1,058,530	\$1,080,154	\$1,102,219	\$1,124,735	\$1,147,711	\$1,171,157	\$1,195,081	\$1,219,494	\$1,244,406	\$1,269,827
Residual												
TOTAL	\$3,565,215	\$3,638,046	\$3,712,364	\$3,788,200	\$3,865,585	\$3,944,552	\$4,025,131	\$4,107,356	\$4,191,262	\$4,276,881	\$4,364,249	\$4,453,402
Inflation Factor	1.7616	1.7976	1.8343	1.8718	1.9100	1.9490	1.9888	2.0295	2.0709	2.1132	2.1564	2.2005

Voucher	Year 29	Year 30	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Voucher	\$4,974,162	\$5,075,774	\$5,179,462	\$5,285,268	\$5,393,236	\$5,503,409	\$5,615,832	\$5,730,553	\$5,847,616	\$5,967,072	\$6,088,967	\$6,213,353
Relocation												
TOTAL	\$4,974,162	\$5,075,774	\$5,179,462	\$5,285,268	\$5,393,236	\$5,503,409	\$5,615,832	\$5,730,553	\$5,847,616	\$5,967,072	\$6,088,967	\$6,213,353
Inflation Factor	1.7616	1.7976	1.8343	1.8718	1.9100	1.9490	1.9888	2.0295	2.0709	2.1132	2.1564	2.2005

Attachment “f01”
2008 REAC Customer Service and Satisfaction Survey
Agency Follow-up Plan

The Kansas City, Kansas Housing Authority is commenting on the results of the 2008 Customer Service and Satisfaction Survey and will continue to address resident concerns raised in that survey in the following manner:

Communications (70%)

Comment:

Despite regularly held resident association meetings, attendance at those meetings remains sporadic. This is largely attributable to turnovers in resident leadership at several developments. Residents who have assumed leadership roles at several public housing developments have been lost to the Section 8 program and through attrition. Consequently, communication via resident association meetings has been affected negatively. KCKHA, however has developed a public housing monthly newsletter, KCKHA NEWS. The newsletter provides residents with announcements, helpful tips and other information of interest in an effort to maintain residents informed about public housing policies, resident initiatives and available services.

Proposed Follow-up Strategies:

The Housing Authority will take the following measures in an effort to further improve communication between residents and HA staff:

1. Established leaders of resident organizations will be used to recruit other residents to promote participation in resident association activities and identify resident leaders in each development to help sustain those organizations and implement meaningful resident initiatives that promote communications among KCKHA staff, residents community leaders and service providers.
2. KCKHA will enter into an agreement with resident leaders to encourage other residents to take an interest in HUD’s Customer Service and Satisfaction Survey and respond honestly to the survey, if they are chosen.
3. KCKHA will continue to expand the resident newsletter and its circulation in an effort to reach those residents who do not participate in resident association activities; seldom visit the manager’s office or communicate with KCKHA staff and are therefore excluded from receiving vital information affecting their lives.

Safety (70 %)

Comment:

The KCK Housing Authority feels it is important to note that based on citywide police reports the incidences of crime in our community continues to decline. This fact is worthy of note, especially since HUD’s Public Housing Drug Elimination Program no longer exists. Crime at public housing developments continues on a downward trend since 2003. KCKHA crime reduction can be attributed to a more proactive community policing strategy on the part of the KCK Police Department and more responsible and aggressive crime reporting on the part of residents.

Proposed Follow-up Strategies:

The Housing Authority will initiate a more aggressive public safety campaign to include the following:

1. KCKHA staff will seek more resident input regarding public safety issues at resident association meetings.
2. KCKHA, in partnership with the Family Conservancy and HOMEFRONT will expand programs at KCKHA family developments aimed at empowering women and reduce the incidence of domestic violence, especially spousal abuse on women and violence against children. KCKHA will also seek assistance from local faith-based program to implement appropriate intervention measures and deter domestic violence.
3. KCKHA will improve lighting systems at family developments as outlined in the PHA 5-Year Plan and CFP budget.
4. Representatives of the Housing Authority will continue to meet with representatives of the KCK Police monthly to address issues concerning crime, public safety and community policing strategies at public housing sites. KCKHA Housing Management, in partnership with the KCKPD and HUD's Office of the Inspector General will continue to employ strategies to eliminate drug activity in public housing property.

5.

Neighborhood Appearance (70%)

Comment:

KCKHA continues to modernize public housing developments through it Capital Fund Program. In recent months, the Unified Government of Wyandotte County/Kansas City, Kansas has begun demolishing uninhabitable and outdated buildings and have started new development activities in the inner city. New development activity is expected to improve neighborhood appearance and safety factors at and around public housing developments.

Proposed Follow-up Strategies:

1. KCKHA will look for opportunities to coordinate neighborhood improvement activities with the Unified Government of KCK/WyCo, private developers and neighborhood organizations to improve public safety and revitalized neighborhoods surrounding public housing developments.
2. KCKHA will partner with organizations that are developing housing opportunities in the inner-city core, particularly in the vicinity of public housing developments.
3. KCKHA will continue modernizing developments by improving facades, roofs, playgrounds and common areas in an effort to make them more attractive. The Authority will also partners with organization that provide free and/or affordable gardening programs to encourage residents to plant flowers and attractive vegetation around their units.
4. KCKHA will look to replace some of its public housing stock with newer public housing units in more desirable neighborhoods with less concentration of low-income families.

**Attachment “g01”
Comments of Resident Advisory Boards**

**Minutes of Review/Strategy Meeting
Capital Funds Program
December 10, 2008**

Meeting called to order by Anthony J. Shomin, Modernization Coordinator at 3:10 p.m. Mr. Shomin explained the Capital Fund Program and its purpose. He explained what has been done with the fund since its inception and then reviewed proposed capital improvements proposed in the 2009 PHA Annual Plan.

Two residents from Plaza Towers attended the meeting and inquired about proposed improvements specific to their building. Mr. Shomin provided that information and asked for their input or comments on the 2009 Plan. Both residents responded by stating that they were there mostly to let KCKHA staff know how much they appreciated the good condition in which the property has been kept.

As there were no other questions or suggestions meeting was adjourned.

Attachment “h01”
Kansas City, Kansas Housing Authority Pet Policy
and Rules of Pet Ownership

The Housing Authority of the City of Kansas City, Kansas, in compliance with §227 of the Housing and Urban-Rural Recovery Act of 1983, and § 526 of the Quality Housing and Work Responsibility Act of 1998 provides for pet ownership by residents of public housing, under the following conditions and subject to the following restrictions:

1. For residents of the Housing Authority a common household pet is defined as:
 - a. Dogs.
 - 1) **Not permitted:** Rottweiler, Pit Bull, German Shepherd, Chow, Doberman Pincher, Husky, Malamute, Wolf Hound, Mastiff, Great Dane, Wolf, Coyote or any mix thereof.
 - 2) Dogs may weigh no more than 30 pounds, at maturity.
 - b. Cats
 - 1) Cats will be declawed.
 - 2) Cats may weigh no more than 15 pounds, at maturity.
 - c. Birds.
 - 1) Limit to two (2) per cage.
 - 2) No uncaged pole birds
 - d. Fish.
 - 1) No more than 2 aquariums.
 - 2) Total capacity of aquariums will not exceed 30 gallons.

The Housing Authority reserves the right to decide if a pet meets this definition. Animals that assist disabled persons are excluded from weight limitations, fee and deposits, with proper documentation. Animals that assist disabled person **are** subject to all other conditions and rules of this pet policy.

1. Housing Authority Residents shall **only** keep authorized and registered pets and are not allowed to keep another person’s pet. No pet will be allowed temporarily on the premises.
2. Dogs are permitted at the following locations only:
 - a. Low-rise units of K1-04, Wyandotte Towers.
 - b. All units of K1-13, Welborn Villa.
 - c. All units of K1-22, Westgate Villa.
 - d. All family complexes and scattered sites.
4. Cats will be permitted only on those floors of the high-rises designated for cat owners.

5. Pets are not allowed in the common areas, such as the lobby, laundry rooms, community center, etc. , except those animals which assist the disabled.
6. No more than one pet on the elevator at a time.
7. All dogs and cats must be registered with the Housing Authority on a pet registration form provided.
8. Dogs and cats **must** be neutered or spayed. Proper documentation of spaying and neutering shall be placed in the resident's file. Exceptions may be granted on a case by case basis for old or infirm animals.
9. Dogs and cats **shall** be inoculated and licensed as required by local ordinance. A copy of the license and documentation of inoculations shall be placed in the resident's file.
10. Only one dog or cat will be permitted per household.
11. Cats and dogs must be kept on a leash, except when inside the owner's unit.
12. A Pet Fee of **\$75.00** and a Pet Deposit of **\$100.00** is required for each pet. Deposits will be retained and refunded as specified in the Dwelling Lease. Deposit and Fee must be paid in full before the pet will be registered or allowed on Housing Authority property.
13. Residents are responsible for any and all damage to Housing Authority property and/or injury that is caused by his/her pet.
14. Residents with cats must empty litterboxes at least three (3) times a week and properly dispose of the used litter. NOTE: Litterboxes must be of appropriate material and designed for use as a litterbox.
15. Owners of dogs agree to clean up after them and to properly dispose of waste. When owners fail to clean-up, owners agree to pay reasonable charges for pick-up and disposal by Housing Authority personnel.
16. Pet owner's shall take adequate precautions to eliminate pet odors within the unit and maintain the unit in a sanitary condition at all times.
17. Any pet that bites any person or attacks another animal **must** be permanently removed from Housing Authority property. Failure to remove the pet will result in eviction.
18. Pet owners are responsible for and **must** control noise of pets and insure that their pets do not disturb other residents. Any pet disturbing the peace of neighbors through noise, smell, animal waste, or other nuisance must be removed from Housing Authority Property. Substantiated written complaints by neighbors or Housing Authority personnel will result in the owner being required to permanently remove the pet.

19. Any insect infestation extermination due to a pet in the pet owner's unit and/or adjacent units will be the financial responsibility of the pet owner and charged to the owner's account.
20. Dogs **will not** be secured to any existing fixtures.
21. Pet owners are required to make written arrangements for the care of their pet in the event the resident is not capable of caring for their pet. Information will be maintained in the resident's file.. Information will include responsible party's name, address and phone number. Information is to be provided at the time the pet is acquired and will be updated at the owner's annual recertification.
22. Dogs and cats **shall not** be left unattended for extended periods of time and **must** be restrained by the owner when Housing Authority personnel enter the unit. An extended period of time is defined as any period longer than 24 hours.
23. Animal Control Officers may enter a unit to transfer any animal that is left unattended. In the event of emergency, safety and/or health hazard, the Housing Authority has the right to have the pet removed from the premises by Animal Control. The Housing Authority accepts no responsibility for pets so removed.
24. Resident agrees to monthly inspections for the first three months of pet ownership.
25. If a pet owner is in violation of the pet policy the Housing Authority shall serve written notice of the violation. The notice will include a statement of the rule(s) allegedly violated. Service of notice constitutes adverse action by the Housing Authority and the Tenant Grievance Procedures are applicable to any dispute. Owner will have seven (7) days from receipt of notice to correct the violation or a breach of the lease and 30-day eviction notice shall be served on owner.
26. Failure to comply with any of the above conditions **shall** be cause for permanent removal of the pet from Housing Authority property and/or eviction of the resident.
27. The terms and conditions of this pet policy are hereby incorporated into the dwelling lease and made a part thereof.

(Date)

(Signature of resident)

STATE OF KANSAS)
) ss:
WYANDOTTE COUNTY)

Subscribed and sworn to before me, a Notary Public in and for the State of Kansas, this ____ day of _____, 19__.

My commission expires:

Notary Public

PHA Certifications of Compliance with PHA Plans and Related Regulations	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011
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**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 6/1/09, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

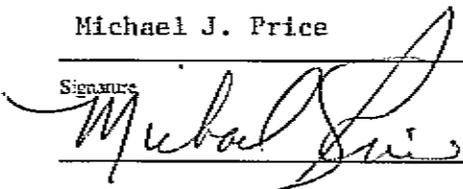
Kansas City, Kansas Housing Authority
PHA Name

KS001
PHA Number/HA Code

 5-Year PHA Plan for Fiscal Years 20 - 20

 X Annual PHA Plan for Fiscal Years 2009 - 20

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3602)

Name of Authorized Official	Title
Michael J. Price	Chairman of the Board of Commissioners
Signature	Date
	1-5-09

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

**Certification by State or Local Official of PHA Plans Consistency with
the Consolidated Plan**

I, Joe Reardon, the Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas certify that the Five Year and Annual PHA Plan of the Kansas City, Kansas Housing Authority is consistent with the Consolidated Plan of the Unified Government of Wyandotte County/Kansas City, Kansas prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

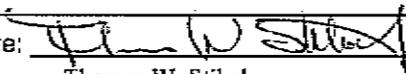
DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$ _____	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): N/A	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the bar above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>Thomas W. Stibal</u> Title: <u>Executive Director</u> Telephone No.: <u>(913) 281-3300</u> Date: <u>11/6/09</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form 111 (Rev. 7-97)

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Kansas City, Kansas Housing Authority

Program/Activity Receiving Federal Grant Funding

2009 PHA Plan - Capital Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

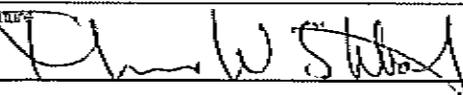
Name of Authorized Official

Thomas W. Stibal

Title

Executive Director

Signature

X 

Date

1/6/09

**Elderly/Disabled Developments
Kansas City, Kansas Housing Authority**

K1-4 Wyandotte Towers Resident Manager General Foreman Support Staff	915 Washington Blvd. 66101 Dorothy Ratliff Tom Wiesing Tommie Baker, Eudora Douglas, Nick Gojmerac, Al Jacobs, John Jefferson, James Jenkins, Earl Stephenson, Harold Sullivan, Carmen Urbaneja, Jose Zuniga	(913) 281-3300 Ext. 458, 530 Ext. 459 (547-general)
K1-6 Douglas Heights Resident Manager Engineer Support Staff	1742 S. 40th, 66106 KaTrina Ford Adolfo Ramirez Sam Jefferson, Nedjo Susljik	(913) 236-4860 Fax No. (913) 432-9052
K1-13 Welborn Villa Resident Manager Maintenance Mechanic A Support Staff	5122 Leavenworth Rd., 66104 Mary Fisher John Hlade Andre McClain	(913) 287-1215 Fax No. (913) 596-2215
K1-14 Bethany Park Towers Resident Manager Engineer Support Staff	1131 Central Ave., 66102 James Connelly Ralph Batchelor Robert Beckham, Jessie Drew	(913) 342-1115 Fax No. (913) 321-6368
K1-17 Glanville Towers Resident Manager Engineer Support Staff	730 Nebraska Denice Eason Ernest Mueller John Johnson	(913) 281-4570 Fax No. (913) 321-3660
K1-18 Rosedale Towers Resident Manager Engineer Support Staff	2314 W. 39th/Adams, 66103 Denice Eason Julio Marino, Estervina Carrasco	(913) 236-4459 Fax No. (913) 384-3256
K1-20 Westgate Towers Resident Manager Engineer Support Staff	6100 Leavenworth Rd., 66104 Vickie Black John Ledesma, Sr. Cecil Malone, Menda Rogers, Joseph Dailey	(913) 299-1732 Fax No. (913) 788-2831
K1-22 Westgate Villa	Vickie Black 3201-07, 3209-15, 3135-41, 3143-49, 3127-33 N. 61 st (odd only)	
K1-24 Plaza Towers Manager Engineer Support Staff	1200 N. 75th Place, 66112 Mary Fisher Pang Lee Her Michael Rolen, Frank Castleberry	(913) 299-4194 Fax. No. (913) 788-5603

Maintenance located at 624 State Ave., KCKS 66101; Fax No. (913) 279-3494

Open 7:30 a.m.-4:00 p.m. Calls before 7:30 a.m. and after 4:00 p.m. go to the guard's desk ext. 530

Rev. 10/03/07 lists.kckha.word

**Family Developments
Kansas City, Kansas Housing Authority**

K1-1	Juniper Gardens Property Manager I Recertification Specialist Support Staff	1980 N. 2 nd Street, 66101 Keith Levers Oliver Jones, Bobby Lopez, Charles Williams	(913) 371-3708 (913) 371-3770
K1-2	St. Margaret's Park Property Manager II	350 Perry Square, 66101 Tina Peterson-Hill	(913) 321-0233
K1-3	Cyrus K. Holliday Property Manager II	1750 S. 37 th Court., 66106 Derrick Estelle, Sr. (offices at Chalet Manor)	(913) 262-9454
K1-5	Belrose Manor Property Manager II	2924 W. 40 th Avenue, 66103 Derrick Estelle, Sr.	(913) 677-4235
K1-6	Douglas Heights Property Manager II	4108 Lawrence Drive, 66106 KaTrina Ford	(913) 262-9496
K1-11	Grandview Park Manor Property Manager II	1240 Ray, 66102 Tina Peterson-Hill	(913) 342-3246
K1-12	Chalet Manor Property Manager II	1601 Birch, 66106 Derrick Estelle, Sr.	(913) 362-4270

Scattered Sites

K1- 7	Tina Peterson-Hill	N. 3rd, N. 5th, Cleveland (N. 11th @ K1-9)
K1- 9	Tina Peterson-Hill	Parallel, Lafayette, New Jersey, 7th & Freeman, Lyons, Washington, Troup
K1-10	James Connelly	S. Boeke, Ray, N. Coy / 11th & Freeman, Greeley, Rowland, Springfield
K1-15	Vickie Black	Oak, Parkview, N. 46th
K1-21	Vickie Black	N. 63rd Place
K1-23	KaTrina Ford	N. 63rd Terr., N. 57th St. S. 73rd, Osage, Kansas Ave.

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Kansas City, Kansas Housing Authority

Program/Activity Receiving Federal Grant Funding

2009 PHA Plan - Capital fund Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

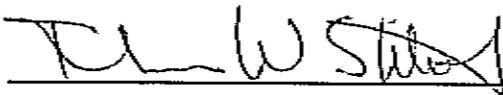
Name of Authorized Official

Thomas W. Stibal

Title

Executive Director

Signature



Date (mm/dd/yyyy)

11/6/09