

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

PHA Plan

Annual Plan for Fiscal Year 2009

**PHA Plan
Agency Identification**

PHA Name: Kansas City, Kansas Housing Authority

PHA Number: KS001

PHA Fiscal Year Beginning: 04/2009

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

Annual PHA Plan PHA Fiscal Year 2009

i. Annual Plan Type:

Standard Plan

ii. Executive Summary of the Annual PHA Plan

This plan calls for the PHA to continue improving the quality of its housing stock by investing its CAP fund allocation to maintain a competitive edge with affordable housing in the private sector. The PHA proposes to use future CAP funds to continue improving lighting and security, install central air units, upgrade interiors and refurbish roofs and exterior facades.

The PHA will implement policies that help program participants complete their HS education or equivalency, pursue a post secondary education, acquire training and/or find employment in an effort to increase their incomes and achieve economic independence. To improve academic achievement among students, the PHA will maintain its partnership with the Kansas City, Kansas Public Schools; University of Kansas – Academic Programs for Excellence; KCK Community College; The Family Conservancy; Homefront; Friends of Yates and Youthbuild. A special emphasis will be placed on implementing strategies with the Family Conservancy, Friends of Yates and Homefront and resident organizations to address domestic violence issues and assist victims of domestic violence, sexual assault, date rape, stalking and child abuse. The Authority will continue to enforce policies aimed on upholding and publicizing the provisions of the **Violence Against Women’s Act**. The Authority will strengthen its alliance with resident organizations to expand and promote resident self-sufficiency strategies in public housing developments and also to encourage resident participation in the KCKHA planning process.

The Authority acknowledges that Juniper Gardens (K1-01) and Wyandotte Towers (K1-04)] could be considered for Required Conversion because they each have more than 250 units and their average occupancy rate over the past three years has been below 85%. Since December 2006, however, Wyandotte Towers’ occupancy rate has exceeded 85%. Moreover, a Cost Comparison Analyses reveals that it is less costly to operate them as public housing developments instead of Section 8 developments. Please see Attachment **ks001e01**.

The Authority will explore opportunities for developing new public housing and for the redevelopment of existing public housing complexes in its jurisdiction. It will also explore possibilities for additional housing options for frail elderly persons, needing limited supportive services to preserve an independent living style.

.For the purposes of this plan the Authority defines “substantial deviation” from the plan as a change that meets the following criteria: A change requiring an unplanned expenditure of \$500,000 or more.

Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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Attachments

Required Attachments:

<input checked="" type="checkbox"/>	Admissions Policy for Deconcentration.....ks001a01
<input checked="" type="checkbox"/>	Performance & Evaluation Report Capital Fund Program (KS16P00150103).....ks001b01
<input checked="" type="checkbox"/>	Performance & Evaluation Report Capital Fund Program (KS16P00150203).....ks001b02
<input checked="" type="checkbox"/>	Performance & Evaluation Report Capital Fund Program (KS16P00150104).....ks001b03
<input checked="" type="checkbox"/>	Performance & Evaluation Report Capital Fund Program (KS16P00150105).....ks001b04
<input checked="" type="checkbox"/>	Performance & Evaluation Report Capital Fund Program (KS16P00150106).....ks001b05
<input checked="" type="checkbox"/>	Performance & Evaluation Report Capital Fund Program (KS16P00150107).....ks001b06
<input checked="" type="checkbox"/>	Performance & Evaluation Report Capital Fund Program (KS16P00150108).....ks001b07
<input checked="" type="checkbox"/>	Statement of Progress of the Agency Five-Year Plan.....ks001c01
<input checked="" type="checkbox"/>	Resident Membership of the Governing Board and Resident Advisory Board.....ks001d01
<input checked="" type="checkbox"/>	Voluntary Conversion Required Initial Assessment.....ks001e01
<input checked="" type="checkbox"/>	RASS Follow-Up Plan (2007 REAC).....ks001f01
<input checked="" type="checkbox"/>	PHA Pet Policy.....ks001h01
<input checked="" type="checkbox"/>	Policy Allowing HCV to Create Homeownership Opportunitiesks001i01
<input checked="" type="checkbox"/>	Community Service Programs.....ks001j01

Optional Attachments:

<input checked="" type="checkbox"/>	Comments of Resident Advisory Board or Boards.....ks001g01
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Supporting Documents Available for Review

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
YES	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
YES	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
YES	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
YES	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
YES	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
YES	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
YES	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
YES	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
YES	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
YES	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
YES	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
YES	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
YES	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing	Annual Plan: Grievance Procedures

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
YES	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
YES	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
YES	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
NO	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
NO	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
YES	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
YES	Approved or submitted applications for designation of public housing (Designated Housing Plans) K1-24; K1-15; K1-13	Annual Plan: Designation of Public Housing
YES	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
NO	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
YES	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
YES	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
YES	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
YES	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
NO	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
YES	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
NO	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
YES	KCKHA Admissions and Continued Occupancy Policy	ACOP

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	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

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

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

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# 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			

Tenant- Based Assistance Waiting Lists – Section 8 Program

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2002		460
Extremely low income <=30% AMI	1621	81%	
Very low income (>30% but <=50% AMI)	381	19%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	1172	59%	
Elderly families	68	3%	
Families with Disabilities	762	38%	
Race/ethnicity (1 WnH)	378	19%	
Race/ethnicity (2 BnH)	1538	77%	
Race/ethnicity (3 Hisp)	86	4%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

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

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: **Providing Project-base Section 8 housing vouchers to eligible affordable housing developments in non-impacted census tracts that provide new opportunities for low-income residents, particularly low-income seniors with special needs, which has been identified as an unmet community need.**

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

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

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

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)
Adopt and implement policies to support and encourage the pursuit of self-sufficiency through resident participation in education, job training, employment, resident organizations, ROSS and other self-sufficiency programs available to public housing residents.

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)
Continue to pursue the development of an assisted housing facility aimed at serving low-income persons.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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)	\$1,874,915 152,971 \$19,729	P/H Capital Fund 2007 P/H Capital Fund 2006 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	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
 When families are within a certain time of being offered a unit: (state time)
 Other: **At time of application**

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

- Criminal or Drug-related activity
 Rental history
 Housekeeping
 Other (describe)

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

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

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

(2) Waiting List Organization

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

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

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

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

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

1. How many site-based waiting lists will the PHA operate in the coming year?

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

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

(3) Assignment

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

(4) Admissions Preferences

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

b. Transfer policies:

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

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)
 - **Live at closer proximity to place of employment**
 - **Accommodate pet ownership for elderly or disabled families, in accordance to Authority's pet policy**
 - **For victims of domestic violence, in compliance with the Violence Against Women Act.**

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- 4 Victims of reprisals or hate crimes
- Other preference(s) (list below)
- 4. Relationship of preferences to income targeting requirements:
 - The PHA applies preferences within income tiers
 - Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

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

Other (list policies and developments targeted below)

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

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

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

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

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

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

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

B. Section 8

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

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

(1) Eligibility

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

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

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

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

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

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

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

(2) Waiting List Organization

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

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

b. Where may interested persons apply for admission to section 8 tenant-based assistance?

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

On a case-by-case basis when residents can verify that they actively sought but were unable to find adequate housing within the 60-day period.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

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

Frail Elderly with special needs

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

1 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- 3 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 4 Residents who live and/or work in your jurisdiction
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- 4 Victims of reprisals or hate crimes
- Other preference(s) (list below)
Adult children of current Section 8 or Public Housing residents, who are currently enrolled in a post-secondary education program.

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

- Date and time of application
 - Drawing (lottery) or other random choice technique
5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

A family may be granted exemption from paying minimum rent (Minimum TTP) when:
a) The family has lost eligibility or is waiting eligibility determination from Federal, State or local assistance; b) The family would be evicted as a result of the imposition of the minimum rent requirement; c) The income of the family has decreased because a changed circumstances including loss of employment, death in the family and other circumstances as determined by the PHA and HUD.

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

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

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

The PHA employs a flat rent at the resident's option. Flat rents are based on bedroom size: 0-bedrooms - \$240/mo; 1-bedroom - \$342/mo; 2-bedrooms - \$397/mo; 3-bedrooms - \$486/mo; 4-bedrooms - \$504/mo; 5-bedrooms - \$575/mo and 6-bedrooms - \$723/mo.

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

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

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

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

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

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

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
 Survey of rents listed in local newspaper
 Survey of similar unassisted units in the neighborhood
 Other (list/describe below)
Comparison study of other housing authorities in the general area and similar jurisdictions.

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
 Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard?

(select all that apply)

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

(2) Minimum Rent

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

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

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

A family may be granted an exemption from paying minimum rent (Minimum TTP) when: a) The family has lost eligibility or is waiting eligibility determination from Federal, State or local assistance; b) The family would be evicted as a result of the imposition of the minimum rent requirement; c) The income of the family has decreased because a changed circumstances including loss of employment, death in the family and other circumstances as determined by the PHA and HUD.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1,873	400
Section 8 Vouchers	1,329	180
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs (list individually) - ROSS	N/A	N/A

C. Management and Maintenance Policies

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

- (1) Public Housing Maintenance and Management: (list below)
- (2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **ks001b01**

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) **ks001b01**

-or-

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

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

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)
1. Development name:
 2. Development (project) number:
 3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
The Authority will set up a Committee to prepare redevelopment strategies for Juniper Gardens (K1-01)

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

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:
See Replacement Housing Factor Plan - attachment ks001-k01

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>	
5. Number of units affected:	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:	

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

[24 CFR Part 903.7 9 (i)]

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

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name:	Glanville Towers & Plaza Towers
1b. Development (project) number:	K1-17 & K1-24
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, <u>submitted</u> , or planned for submission:	<u>(11/10/06)</u>
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name: Juniper Gardens	
1b. Development (project) number: K1-01	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input checked="" type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? Although a Section 202 Conversion Plan was initially required and was approved by HUD, after partial demolition of 125 units completed 02/08/2004 - K1-01 now has less than 300 units and 202 Conversion Plan is no longer applicable.	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input checked="" type="checkbox"/> Conversion Plan approved by HUD on: 23/01/2004 <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input checked="" type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input checked="" type="checkbox"/> Other: Voluntary Conversion Initial Assessment indicates it is more cost-effective to operate as public housing than under the Section 8 Program (See Attachment ks001e01)

Conversion of Public Housing Activity Description	
1a. Development name: Wyandotte Towers	
1b. Development (project) number: K1-04	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input checked="" type="checkbox"/> Assessment results submitted to HUD (Voluntary Conversion Initial Assessment included in this plan under Attachment ks001e01) <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	

4. Status of Conversion Plan (select the statement that best describes the current status)

- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: **Voluntary Conversion Initial Assessment indicates it is more cost-effective to operate as public housing than under the Section 8 Program (See Attachment ks001e01)**

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

3. Program Description:

The Section 8 Homeownership Program provides homeownership vouchers to current Section 8 Tenants who have qualified for a conventional home mortgage and completed literacy training; homebuyer education, and have met job and credit qualification requirements. The participant will then be allowed to use his/her housing choice voucher to meet the monthly mortgage obligation.

a. Size of Program

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

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

- 25 or fewer participants
 26 - 50 participants

- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

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

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 06/13/2001

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA

- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
KU GearUp: College preparatory, academic support & scholarships	534 students	Elementary School Students ages 7 – 13	University of Kansas Academic Programs for Excellence	Public Housing Residents
KIDZONE: Before & after-school Cultural, academic, social & artistic enrichment	125	Set-aside slots for elementary school students residing in public housing.	KCK Public Schools – Prevention Programs (before and after school academic enrichment)	KCK Public School students attending Elementary School
Project Discovery: after-school tutoring, mentoring & support	65	50 slots set-aside for public housing youth	KCK Public Schools – Prevention Programs	KCK Public School students attending Middle & High School
National Youth Sports Program: Sports, recreation & academic	200	60 Slots set-aside for public housing youth	KCK Community College	All KCK youth ages 10-15
Summer Youth Employment Workforce Investment Act – US Dept of Labor	25 Students	Set-aside job/training slots for PH youth ages 14-21	KS Dept. of Commerce – Job Service; USD 500 – Prevention Services	Public Housing youth ages 14 to 21
Healthy Kids In KCK – Sunflower Foundation	150 to 200 Students	PH Youth in family developments	K-State & Extension	PH Youth ages 7 to 19
Family Conservancy & HOMEFRONT – Empowering Women and Preventing Domestic Violence – Self-Sufficiency	40 to 50 Families	PH families, victims of domestic & dating violence, sexual assault or stalking	The Family Conservancy and HOMEFRONT programs (working jointly)	Public Housing families headed by women
Family Conservancy – HOMEFRONT – Healthy Parents/Healthy Kids Program	30 to 40 families	PHA Families interested in a healthier lifestyle	Access at Juniper Gardens Office – 5 days per week	All interested public housing families
Youthbuild	50 persons 16 to 24	Low-Income unemployed persons in KCK	United Way of Wyandotte County Youthbuild	Low-income & HS dropouts and unemployed persons

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants	Actual Number of Participants (As of: DD/MM/YY)
Public Housing - ROSS Grant	N/A	N/A
Section 8	N/A	N/A

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

C. Welfare Benefit Reductions

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

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

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

The PHA Community Service Requirement Policy is included in this plan as Attachment ks001j01

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

- K1-01 – Juniper Gardens**
- K1-04 – Wyandotte Towers**
- K1-02 – St. Margaret's**
- K1-05 – Belrose Manor**
- K1-12 – Chalet Manor**

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

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

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

2. Which developments are most affected? (list below)
All developments excluding scattered sites

C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

D. Additional information as required by PHDEP/PHDEP Plan

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

The PHA Pet Policy is included in this plan as Attachment ks001h01

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

- 1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
- 2. Yes No: Was the most recent fiscal audit submitted to HUD?

3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name) **ks001g01**
- Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)
Most comments were positive and supportive

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

- 1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
- 2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

1. Consolidated Plan jurisdiction:

Unified Government of Wyandotte County/Kansas City, Kansas

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

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

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
- Public facility improvements
 - Demolition of vacant and unsafe structures
 - Programs that provide increased homeownership opportunities
 - CHIP (Community Housing Initiatives Program)
 - ADDI (American Dream Down-payment Initiative)
 - Economic Development activities for job creation and development

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.

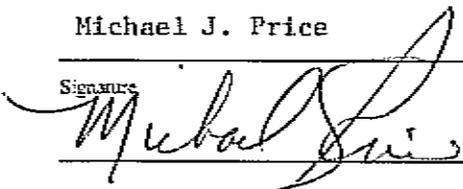
Kansas City, Kansas Housing Authority
PHA Name

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

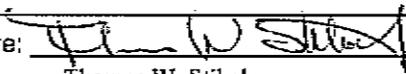
DISCLOSURE OF LOBBYING ACTIVITIES

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)

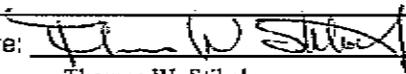
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4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: 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)

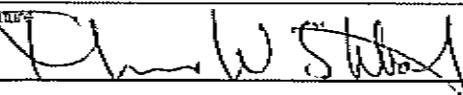
Name of Authorized Official

Thomas W. Stibal

Title

Executive Director

Signature

X 

Date

1/6/09

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

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

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)

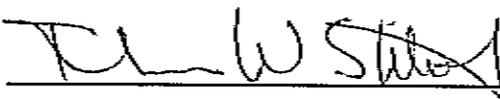
Name of Authorized Official

Thomas W. Stibal

Title

Executive Director

Signature



Date (mm/dd/yyyy)

11/6/09

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

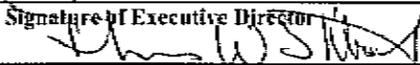
Part I: Summary					
PHA Name: Kansas City Kansas Housing Authority		Grant Type and Number Capital Fund Program Grant No: Date of CFFP: <u>KS 16P00150104</u>		Replacement Housing Factor Grant No:	FFY of Grant: 2004 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <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
 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: 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.

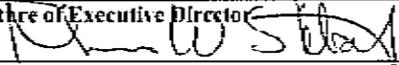
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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

⁴ RHF funds shall be included here.

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					
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		

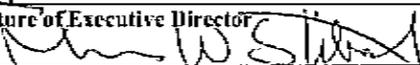
¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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 11/10/09	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: KS16P00150106 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY 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

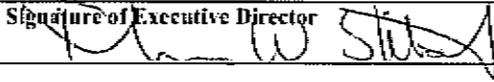
Part I: Summary					
PHA Name: Kansas City Kansas Housing Authority		Grant Type and Number Capital Fund Program Grant No: KS16P00150107 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2007 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <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: 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 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 1/10/09	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					
PIHA Name: Kansas City Kansas Housing Authority					Federal FFY of Grant: 2007
Development Number Name/PIHA-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 checked="" type="checkbox"/>	6/12/10		6/12/12		
K1-ALL	6/12/10		6/12/12		

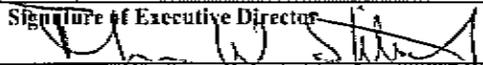
¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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					
PIHA 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		

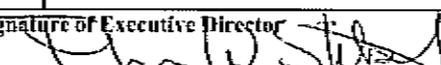
¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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: 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	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				

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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 checked="" type="checkbox"/>	Bathroom Shower Conversion	1460	100	200000				
K1-3 Cyrus K. <input checked="" type="checkbox"/>	Bathroom Shower Conversion	1460	60	120000				
K1-4 Wyandotte <input checked="" type="checkbox"/>	Roof Replacement	1460	1	258206				
	Boiler Replacement	1460	2	105000				
K1-5 Belrose <input checked="" type="checkbox"/>	Bathroom Shower Conversion	1460	90	180000				
K1-6 Douglas <input checked="" type="checkbox"/>	Exterior Repair and Painting	1460	27	270000				
K1-14 Bethany <input checked="" type="checkbox"/>	Emergency Equipment Improvement	1460		12000				
K1-17 Glanville <input checked="" 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 “a01”
Methods of Administration of Low-Rent Housing under Title VI
Of the Civil Rights Act of 1964
for the Housing Authority of the City of Kansas City, Kansas

Whereas, it was deemed necessary to establish methods of Administration of the Housing Authority's low-rent housing project receiving Federal financial assistance under the United States Housing Act of 1937, as amended, in order to fulfill the Housing Authority's responsibilities pursuant to Title VI of the Civil Rights Act of 1964. The following Methods of Administration, a copy of which will be conspicuously posted in all Authority facilities which are open to the public, have been adopted for use by the Kansas City, Kansas Housing Authority pursuant to Title VI of the Civil Rights Act of 1964.

1. This Authority does not discriminate on the grounds of race, color, sex, religion, handicap or national origin in any phase of its operation. Further, there shall be no intimidatory or retaliatory action by this Authority or its staff against any applicant or Resident because of participation in civil rights activities or for having asserted any of his/her rights under the Civil Rights Act and the regulations and requirements pursuant thereto.
2. Applications for housing will be accepted between the hours of 7:00am and 5:00pm, Monday through Friday, at the following address: 1124 North 9th Street, Kansas City, Kansas 66101.
3. Such location of facilities for filing of applications for tenancy and such circumstances for acceptance of applications will afford the applicant the greatest opportunity of his/her rights under the Resident Selection and Assignment Plan adopted by the Local Authority. Applications filed shall be dated and time-stamped.
4. Each applicant shall be assigned his/her appropriate place on a community wide basis in sequence based upon date and time his/her application is received, suitable type or size of unit, and factors affecting preference or priority established by the Local Authority's regulations, which are not inconsistent with the objectives of Title VI of the Civil Rights Act of 1964 and Department of Housing and Urban Development regulations and requirements pursuant thereto.
5. Our plan for selection of residents and their assignment to dwelling units is as follows:

Plan A: Consistent with Section 513 of the Quality Housing and Work Responsibility Act of 1998, with respect to income targeting, offers shall be made first in locations targeted by the Local Authority. The Local Authority shall target two developments per quarter to promote de-concentration of poverty in public housing. The first target area will be designated to higher income applicants and the second area shall be designated for very low incomes. If an applicant's annual income is above 50% of Median Area Income (MAI) the offer shall first be made in targeted locations having

the lowest percentage of residents above 50% of MAI. If an applicant's annual income is below 30% of MAI the offer shall first be made in targeted locations having the lowest percentage of residents below 30% of MAI. If the applicant rejects this first offer subsequent offers will be consistent with Plan B.

Plan B: (1) If there is a suitable vacant unit in more than one location, the applicant shall be offered the unit at the location that contains the largest number of vacancies. If the applicant rejects the first vacancy offered, he/she shall be offered a suitable unit at a location containing the next highest number of vacancies. If the applicant rejects three such offers, he/she shall be placed on the bottom of the eligible list. The Local Authority shall make all such offers in sequence and there must be a rejection of a prior offer before the applicant may be offered another location.

(2) If there are only two locations at which suitable vacancies exist, the applicant shall be offered the unit at the location that contains the largest number of vacancies. If the applicant rejects the first vacancy offered, he/she shall be offered a suitable unit at a location containing the next highest number of vacancies. If the applicant rejects the second, his/her name shall be placed on the bottom of the eligible list. The Local Authority shall make all such offers in sequence and there must be a rejection of a prior offer before the applicant may be offered another location.

(3) If there is only one location at which suitable vacancies exist, , the applicant shall be offered the unit at that and if the applicant rejects such offer, he/she shall be given a second offer of a suitable vacancy as soon as one becomes available. If he/she rejects the second offer, he/she shall be placed on the bottom of the eligible list. The Local Authority shall make all such offers in sequence and there must be a rejection of a prior offer before the applicant may be offered another location.

6. Applicants may reject offers of vacancies without being moved from their place on the eligible applicant's list in case of hardship or handicap not related to consideration of race, color, or national origin, as follows:
 - a. If the applicant is willing to accept the unit offered but is unable to move at the time of the offer and presents clear evidence of his/her inability to move to the Local Authority's satisfaction, refusal of the offer shall not count as one of the number of allowable refusals permitted the applicant before placing his/her name at the bottom of the eligible applicant list.
 - b. If an applicant presents to the satisfaction of the Local Authority clear evidence that acceptance of a given offer of a suitable vacancy will result in undue hardship or handicap not related to consideration of race, color, or national origin, such as inaccessibility to source of employment, children's daycare center, and the like, refusal of such offer shall not be counted as one of the number of allowable refusals permitted the applicant before placing his/her name at the bottom of the eligible applicant list.

7. For the purpose of making offers, each development project shall be considered a separate location, including those developments, which are scattered sites.

8. The Local Authority shall maintain a record of the vacancies offered, including location, date, and circumstances of each offer and each rejection or acceptance.

9. Reassignments or transfers to other dwelling units:

Reassignments or transfers to other dwelling units will be made without regard to race, color, or national origin as follows: Residents will not be transferred to a dwelling unit of equal size either within a development or between developments, except for alleviating hardships as determined by the Executive Director or his/her designee. Transfers within developments shall be made to correct occupancy standards. Transfers between developments shall be made for families requiring larger size units which do not exist with the development; i.e. residents requires a five-bedroom unit and lives in development A which has only one four-bedroom unit. This resident may, therefore, be considered for a transfer to a development containing five-bedroom units.

10. This Authority will receive and process complaints from or on behalf of any person who believes him/herself to be subject to discrimination by this Authority or its staff, and will keep record of each complaint by whom made, investigation and hearing (if any), and evaluation. The filing of a complaint with this Authority will not prevent the subsequent filing of a complaint with the Department of Housing and Urban Development. Posted in all development offices for public information and inspection is a copy of the Grievance Procedure of the Housing Authority of the City of Kansas City, Kansas.

11. This Authority will periodically review its practices to assure that they are in conformity with its obligations under the regulations and requirements of the Department of Housing and Urban Development.

12. This Authority will make quarterly reports to the Department of Housing and Urban Development, giving the number of complaints and all related data with regard to such complaints, or reporting that there have been no complaints (if applicable) for the quarter covered with regard to complaints about discrimination.

RESOLUTION NO. 2351

AMENDING THE METHODS OF ADMINISTRATION TO INCLUDE INCOME TARGETING

WHEREAS, Section 513 of the Quality Housing and Work Responsibility Act of 1998 requires Public Housing Authorities to promote de-concentration of poverty in Public Housing, and;

WHEREAS, the Housing Authority's current system of offers, established by the Methods of Administration, is inadequate to effect the necessary de-concentration, and;

WHEREAS; Board approval is necessary to amend the Methods of Administration,

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Kansas City, Kansas that the Methods of Administration are amended, as attached, to reflect necessary changes to the Methods of Administration.

APPROVED AT THE ANNUAL MEETING JUNE 17, 1999

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 II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY ____2009____	Work Statement for Year ____2010____ FFY ____2010____			Work Statement for Year: ____2011____ FFY ____2011____		
	Development Number/Name	Major Work Categories	Estimated Cost	Development Number/Name	Major Work Categories	Estimated Cost
See	K1-4 Wyandotte Tower	Trash Room Elevator	40000	K1-1 Juniper Gardens	Exterior Repair and Painting (Phase 1)	204768
Annual	K1-6E Douglas Heights	Exterior Repair and Painting	0	K1-6F Douglas Heights	Bathroom Shower Conversion	200000
Statement		Boiler Replacement	131000	K1-13 Welborn Villa	Exterior Repair and Painting	52539
	K1-7 Scattered Sites	Exterior Repair and Painting	60000	K1-15 Scattered Houses	Central Air Conditioning	100000
	K1-12 Chalet Manor	Exterior Repair/Siding/Painting	140000	K1-20 Westgate Tower	Interior Modernization (Phase 1)	1350000
	K1-13 Welborn Villa	HVAC Improvement	260000		Relocation	42899
	K1-23 Scattered Sites	Roof Replacement	96000		Appliances	45000
	K1-4 Wyandotte Tower & K1-24 Plaza Tower	Fire Alarm / ENS Systems Updates	0	K1-22 Westgate Villa	Roof Replacement	25000
	K1-17 Glanville Tower	Interior Repair (Phase 3)	900000	K1-4, K1-6E,K1-14,K1-17,K1-18,K1-20 &K1-24	Lounge Furniture	140000
		Relocation	24000	K1-All	Architecture / Engineering	150000
		Appliances	24000	K1-All	Administration	330029
	K1-All	Architecture / Engineering	125000	K1-All	Operations	660058
	K1-All	Administration	330029			
	K1-All	Operations	660058			
	K1-Family Dev	Attic insulation	430206			
	K1-3 Cyrus K. Holiday	Playground improvements	55000			
	K1-5 Belrose Manor	Site-improvements	25000			

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**

	Subtotal of Estimated Cost	\$ 3300293	Subtotal of Estimated Cost	\$ 3300293
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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	\$

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
--	---

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 Initial Capital	\$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
Accrual Residual	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309	\$561,309
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 Relocation	\$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
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.

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)	\$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 its 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 partner 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.