

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

---

# Housing Authority of Kansas City, Missouri

## **PHA Plans**

Annual Plan for Fiscal Year 2009

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

**PHA Plan  
Agency Identification**

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

**PHA Number:** MO 002

**PHA Fiscal Year Beginning:** 01/2009

**PHA Programs Administered:**

**Public Housing and Section 8**

**Section 8 Only**

**Public Housing Only**

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

Number of S8 units:

Number of public housing units:

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

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

| Participating PHAs   | PHA Code | Program(s) Included in the Consortium | Programs Not in the Consortium | # of Units Each Program |
|----------------------|----------|---------------------------------------|--------------------------------|-------------------------|
| Participating PHA 1: |          |                                       |                                |                         |
| Participating PHA 2: |          |                                       |                                |                         |
| Participating PHA 3: |          |                                       |                                |                         |

**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**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Troubled Agency Plan**

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

[24 CFR Part 903.7 9 (r)]

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

The 2009 Annual Plan complies with each of the requirements of 24 CFR Part 903. Significant aspects that HAKC will face in 2009 will be full implementation of site-based management and site based accounting. In addition, HAKC intends to revise its ACOP and Administration Plan following consultation with the residents of public housing.

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

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

One of the most significant challenges that HAKC faces is the continued shortage of subsidies for the public housing program. The cost study commissioned by HUD clearly showed that HAKC has been under funded the past several years. While under the new operating fund rule, HAKC is designated a "gainer" the funding level proposed for 2009 do not appear to be sufficient to provide HAKC with the subsidy level it needs to operate. HAKC will continue to identify and implement cost control measures in order to provide quality housing to its clients.

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

[24 CFR Part 903.7 9 (r)]

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

#### **Table of Contents**

|   | <u>Page #</u> |
|---|---------------|
| <b>Annual Plan</b>  |               |
| i. Executive Summary  | 1             |
| ii. Table of Contents   | 7             |
| 1. Housing Needs  | 12            |
| 2. Financial Resources  |               |
| 3. Policies on Eligibility, Selection and Admissions                    | 13            |
| 4. Rent Determination Policies  | 21            |
| 5. Operations and Management Policies                                   | 24            |
| 6. Grievance Procedures   | 25            |
| 7. Capital Improvement Needs  | 26            |
| 8. Demolition and Disposition   | 29            |
| 9. Designation of Housing   | 37            |
| 10. Conversions of Public Housing                                       | 38            |
| 11. Homeownership   | 39            |
| 12. Community Service Programs  | 40            |
| 13. Crime and Safety  | 43            |
| 14. Pets (Inactive for January 1 PHAs)                                  | 45            |
| 15. Civil Rights Certifications (included with PHA Plan Certifications) | 45            |
| 16. Audit   | 45            |
| 17. Asset Management  | 45            |
| 18. Other Information   | 46            |

#### **Attachments**

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

#### **Required Attachments:**

|                                     |   |           |
|-------------------------------------|---|-----------|
| <input type="checkbox"/>            | Admissions Policy for Deconcentration   |           |
| <input checked="" type="checkbox"/> | FY 2009 Capital Fund Program Annual Statement <b>Attachment A</b>   | <b>50</b> |
| <input type="checkbox"/>            | Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) |           |
| <input checked="" type="checkbox"/> | List of Resident Advisory Board Members <b>Attachment C</b>   | <b>65</b> |
| <input checked="" type="checkbox"/> | List of Resident Board Member <b>Attachment D</b>   | <b>66</b> |
| <input checked="" type="checkbox"/> | Community Service Description of Implementation <b>Attachment E</b>   | <b>67</b> |
| <input checked="" type="checkbox"/> | Information on Pet Policy <b>Attachment F</b>   | <b>68</b> |
| <input type="checkbox"/>            | Section 8 Homeownership Capacity Statement, if applicable   |           |
| <input checked="" type="checkbox"/> | Description of Homeownership Programs, if applicable <b>Attachment G</b>  | <b>74</b> |

#### **Optional Attachments:**

|                                     |   |           |
|-------------------------------------|---|-----------|
| <input checked="" type="checkbox"/> | PHA Management Organizational Chart <b>Attachment H</b>   | <b>86</b> |
| <input checked="" type="checkbox"/> | FY 2008 Capital Fund Program 5 Year Action Plan <b>Attachment B</b>   | <b>54</b> |
| <input type="checkbox"/>            | Public Housing Drug Elimination Program (PHDEP) Plan  |           |
| <input checked="" type="checkbox"/> | Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) <b>Attachment I</b> | <b>87</b> |
| <input checked="" type="checkbox"/> | Grievance Procedures <b>Attachment J</b>  | <b>88</b> |
| <input checked="" type="checkbox"/> | Annual Statement/Performance and Evaluation Report <b>Attachment K</b>  | <b>94</b> |

### Supporting Documents Available for Review

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

| List of Supporting Documents Available for Review |  |  |
|---|--|--|
| Applicable & On Display                           | Supporting Document  | Applicable Plan Component                                    |
| X   | PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations   | 5 Year and Annual Plans                                      |
| X   | State/Local Government Certification of Consistency with the Consolidated Plan   | 5 Year and Annual Plans                                      |
| X   | Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement. | 5 Year and Annual Plans                                      |
| X   | Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction   | Annual Plan: Housing Needs                                   |
| X   | Most recent board-approved operating budget for the public housing program   | Annual Plan: Financial Resources;                            |
| X   | Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]   | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X   | Section 8 Administrative Plan  | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X   | Public Housing Deconcentration and Income Mixing Documentation:<br>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<br>2. Documentation of the required deconcentration and income mixing analysis  | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X   | Public housing rent determination policies, including the  | Annual Plan: Rent  |

| <b>List of Supporting Documents Available for Review</b> |   |  |
|--|---|--|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>  | <b>Applicable Plan Component</b>           |
|  | methodology for setting public housing flat rents<br><input checked="" type="checkbox"/> check here if included in the public housing A & O Policy  | Determination                              |
| X  | Schedule of flat rents offered at each public housing development<br><input checked="" type="checkbox"/> check here if included in the public housing A & O Policy                              | Annual Plan: Rent Determination            |
| X  | Section 8 rent determination (payment standard) policies<br><input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan   | Annual Plan: Rent Determination            |
| X  | Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)                          | Annual Plan: Operations and Maintenance    |
| X  | Public housing grievance procedures<br><input checked="" type="checkbox"/> check here if included in the public housing A & O Policy  | Annual Plan: Grievance Procedures          |
| X  | Section 8 informal review and hearing procedures<br><input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan   | Annual Plan: Grievance Procedures          |
|  | The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year  | Annual Plan: Capital Needs                 |
|  | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant   | Annual Plan: Capital Needs                 |
|  | Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)  | Annual Plan: Capital Needs                 |
|  | Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing                           | Annual Plan: Capital Needs                 |
| X  | Approved or submitted applications for demolition and/or disposition of public housing  | Annual Plan: Demolition and Disposition    |
| X  | Approved or submitted applications for designation of public housing (Designated Housing Plans)   | Annual Plan: Designation of Public Housing |
|  | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act | Annual Plan: Conversion of Public Housing  |
|  | Approved or submitted public housing homeownership programs/plans   | Annual Plan: Homeownership                 |
| X  | Policies governing any Section 8 Homeownership program<br><input checked="" type="checkbox"/> check here if included in the Section 8   | Annual Plan: Homeownership                 |

| <b>List of Supporting Documents Available for Review</b> |  |   |
|--|--|---|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>   | <b>Applicable Plan Component</b>                  |
|  | <b>Administrative Plan</b>   |   |
| X  | Any cooperative agreement between the PHA and the TANF agency  | Annual Plan: Community Service & Self-Sufficiency |
| X  | FSS Action Plan/s for public housing and/or Section 8  | Annual Plan: Community Service & Self-Sufficiency |
| X  | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports   | Annual Plan: Community Service & Self-Sufficiency |
|  | The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)                         | Annual Plan: Safety and Crime Prevention          |
| X  | The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings | Annual Plan: Annual Audit                         |
|  | Troubled PHAs: MOA/Recovery Plan   | Troubled PHAs                                     |
|  | Other supporting documents (optional)<br>(list individually; use as many lines as necessary)   | (specify as needed)                               |

# 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

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

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

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

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

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

| Housing Needs of Families on the Waiting List   |               |                     |                 |
|---|---------------|---------------------|-----------------|
| Waiting list type: (select one)   |               |                     |                 |
| <input checked="" type="checkbox"/> Section 8 tenant-based assistance   |               |                     |                 |
| <input type="checkbox"/> Public Housing   |               |                     |                 |
| <input type="checkbox"/> Combined Section 8 and Public Housing  |               |                     |                 |
| <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)                      |               |                     |                 |
| If used, identify which development/subjurisdiction:  |               |                     |                 |
|   | # of families | % of total families | Annual Turnover |
| Waiting list total  | 5,802         |                     | 6,000           |
| Extremely low income <=30% AMI  | 5,602         | 97%                 |                 |
| Very low income (>30% but <=50% AMI)  | 194           | 3%                  |                 |
| Low income (>50% but <80% AMI)  | 6             | 0%                  |                 |
| Families with children  | 2981          | 52%                 |                 |
| Elderly families  | 1511          | 26%                 |                 |
| Families with Disabilities  | 1419          | 24%                 |                 |
| Race/ethnicity-white  | 1016          | 18%                 |                 |
| Race/ethnicity-black  | 4532          | 78%                 |                 |
| Race/ethnicity-American Indian  | 14            | 0%                  |                 |
| Race/ethnicity-Asian  | 49            | 1%                  |                 |
| Race/ethnicity-Hispanic   | 186           | 3%                  |                 |
| Characteristics by Bedroom Size (Public Housing Only)   |               |                     |                 |
| 1BR   | Na            | Na                  | Na              |
| 2 BR  |               |                     |                 |
| 3 BR  |               |                     |                 |
| 4 BR  |               |                     |                 |
| 5 BR  |               |                     |                 |
| 5+ BR   |               |                     |                 |
| Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes          |               |                     |                 |
| If yes:   |               |                     |                 |
| How long has it been closed (# of months)?  |               |                     |                 |
| Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes |               |                     |                 |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed?                  |               |                     |                 |
| <input type="checkbox"/> No <input type="checkbox"/> Yes  |               |                     |                 |

| Housing Needs of Families on the Waiting List   |               |                     |                 |
|---|---------------|---------------------|-----------------|
| Waiting list type: (select one)   |               |                     |                 |
| <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  | 3,209         |                     | 2,400           |
| Extremely low income<br><=30% AMI   | 3,152         | 98%                 |                 |
| Very low income<br>(>30% but <=50%<br>AMI)  | 53            | 2%                  |                 |
| Low income<br>(>50% but <80% AMI)   | 6             | 0%                  |                 |
| Families with children  | 741           | 23%                 |                 |
| Elderly families  | 14            | 0%                  |                 |
| Families with<br>Disabilities   | 293           | 9%                  |                 |
| Race/ethnicity-White  | 402           | 13%                 |                 |
| Race/ethnicity-Black  | 2,701         | 84%                 |                 |
| Race/ethnicity-Indian   | 13            | 0%                  |                 |
| Race/ethnicity-Asian  | 13            | 0%                  |                 |
| Race/ethnicity-Hispanic   | 71            | 3%                  |                 |
| Characteristics by<br>Bedroom Size (Public<br>Housing Only)   |               |                     |                 |
| 1BR   | 2,500         | 78%                 |                 |
| 2 BR  | 524           | 17%                 |                 |
| 3 BR  | 35            | 1%                  |                 |
| 4 BR  | 46            | 1%                  |                 |
| 5 BR  | 104           | 3%                  |                 |
| 5+ BR   | 0             | 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 |               |                     |                 |

### C. Strategy for Addressing Needs

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

(1) **Strategies**

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

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

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

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

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

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

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

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

**2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

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

| <b>Financial Resources:<br/>Planned Sources and Uses</b>                              |                   |                     |
|---|-------------------|---------------------|
| <b>Sources</b>  | <b>Planned \$</b> | <b>Planned Uses</b> |
| <b>1. Federal Grants (FY 2009 grants)</b>   |                   |                     |
| a) Public Housing Operating Fund  | 4,661,645         |                     |
| b) Public Housing Capital Fund  | 3,686,502         |                     |
| c) HOPE VI Revitalization   |                   |                     |
| d) HOPE VI Demolition   |                   |                     |
| e) Annual Contributions for Section 8 Tenant-Based Assistance                         | 3,757,608         |                     |
| f) Public Housing Drug Elimination Program (including any Technical Assistance funds) |                   |                     |

| <b>Financial Resources:<br/>Planned Sources and Uses</b>                  |                   |                           |
|---|-------------------|---------------------------|
| <b>Sources</b>  | <b>Planned \$</b> | <b>Planned Uses</b>       |
| g) Resident Opportunity and Self-Sufficiency Grants                       | 957,956           |                           |
| h) Community Development Block Grant                                      |                   |                           |
| i) HOME   |                   |                           |
| Other Federal Grants (list below)   |                   |                           |
|   |                   |                           |
| <b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b> |                   |                           |
| 2007 Grant @ 12/31/2008   | 608,801           |                           |
| 2008 Grant @ 12/31/2008   | 1,326,807         |                           |
|   |                   |                           |
| <b>3. Public Housing Dwelling Rental Income</b>                           | 3,713,194         | Public Housing Operations |
| <b>Non Dwelling</b>   | 172,744           | Public Housing Operations |
|   |                   |                           |
| <b>4. Other income (list below)</b>                                       |                   |                           |
| Interest  | 41,846            | Supportive Services       |
| Other Income  | 235,592           | Supportive Services       |
| <b>4. Non-federal sources (list below)</b>                                |                   |                           |
|   |                   |                           |
|   |                   |                           |
| <b>Total resources</b>  | 19,152,579        |                           |

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

[24 CFR Part 903.7 9 (b)]

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

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

**(1) Eligibility**

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

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

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

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

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

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

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

**(2)Waiting List Organization**

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

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

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

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

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

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

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

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

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

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

**(3) Assignment**

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

- One
- Two
- Three or More

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

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

**(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
  - HAKC recognizes this category at "Incentive Transfers". If a resident desires to move to scattered site housing, he/she may fill out an incentive transfer.
- Other: (list below)
  - Desegregation- The Housing Authority promotes voluntary inter-project and intra-project transfers to maximize desegregation efforts.

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

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

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

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

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

**(5) Occupancy**

- a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)
- The PHA-resident lease
  - The PHA’s Admissions and (Continued) Occupancy policy
  - PHA briefing seminars or written materials
  - Other source (list)
    - General applications and screening sessions.
    - PHA Marketing and outreach efforts
- b. How often must residents notify the PHA of changes in family composition? (select all that apply)
- At an annual reexamination and lease renewal
  - Any time family composition changes
  - At family request for revision
  - Other (list)
    - Circumstances where PHA identifies a possible need for the change

**(6) Deconcentration and Income Mixing**

- a.  Yes  No: Did the PHA’s analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?
- b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?
- c. If the answer to b was yes, what changes were adopted? (select all that apply)
- Adoption of site-based waiting lists  
If selected, list targeted developments below:
  - Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
  - Employing new admission preferences at targeted developments  
If selected, list targeted developments below:

Other (list policies and developments targeted below)

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

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

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

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

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

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

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

## B. Section 8

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

### (1) Eligibility

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

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

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

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

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

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

- Criminal or drug-related activity

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

**(2) Waiting List Organization**

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

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

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

- PHA main administrative office
- Other (list below)
  - The Clymer Center
  - The Development Offices

**(3) Search Time**

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

If yes, state circumstances below:

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

**(4) Admissions Preferences**

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

1      Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

- Date and time of application

Drawing (lottery) or other random choice technique

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

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

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

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

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

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

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

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

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

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

[24 CFR Part 903.7 9 (d)]

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

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

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

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

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

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

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

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \_\_\_\_\_
- Other (list below)
  - There is a change in unearned income
  - A person with income joins the household

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

## **(2) Flat Rents**

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)
  - Adjustments based upon Annual Adjustment Factor
  - Information and comparable units provided by owners/landlords

**B Section 8 Tenant-Based Assistance**

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

**(1) Payment Standards**

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)
- At or above 90% but below 100% of FMR
  - 100% of FMR
  - Above 100% but at or below 110% of FMR
  - Above 110% of FMR (if HUD approved; describe circumstances below)
- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)
- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
  - The PHA has chosen to serve additional families by lowering the payment standard
  - Reflects market or submarket
  - Other (list below)
- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)
- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
  - Reflects market or submarket
  - To increase housing options for families
  - Other (list below)
- d. How often are payment standards reevaluated for adequacy? (select one)
- Annually
  - Other (list below)
- e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
- Success rates of assisted families
  - Rent burdens of assisted families
  - Other (list below)
    - Rent comparables

**(2) Minimum Rent**

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

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

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

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

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

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

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

### **B. HUD Programs Under PHA Management**

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

| Program Name  | Units or Families Served at Year Beginning | Expected Turnover |
|---|--|-------------------|
| Public Housing  | 1,920                                      | 33%               |
| Section 8 Vouchers  | 7,149                                      | 7%                |
| Section 8 Certificates  | 0  |                   |
| Section 8 Mod Rehab   | 0  |                   |
| Special Purpose Section 8 Certificates/Vouchers (list individually) | Shelter Plus Care 9<br>Mainstream 88       | 1%<br>1%          |
| Public Housing Drug Elimination Program (PHDEP)                     | NA   |                   |
| Other Federal Programs(list individually)                           | NA   |                   |

### **C. Management and Maintenance Policies**

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

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

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

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

### **A. Public Housing**

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

If yes, list additions to federal requirements below:

- Hearing officers must have legal training.
- HAKC staff may not serve as hearing officers

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:

- See Attachment J

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 (A)

-or-

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

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

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

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

b. If yes to question a, select one:

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

-or-

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

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

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

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

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

1. Development name: Guinotte Manor

2. Development (project) number: MO16P002003

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

Revitalization Plan under development

Revitalization Plan submitted, pending approval

Revitalization Plan approved

Activities pursuant to an approved Revitalization Plan underway

1. Development name: Theron B. Watkins

2. Development (project) number: MO16P002002
3. Status of grant: (select the statement that best describes the current status)
- Revitalization Plan under development
  - Revitalization Plan submitted, pending approval
  - Revitalization Plan approved
  - Activities pursuant to an approved Revitalization Plan underway

1. Development name: Heritage House
2. Development (project) number: MO16P002037
3. Status of grant: (select the statement that best describes the current status)
- Revitalization Plan under development
  - Revitalization Plan submitted, pending approval
  - Revitalization Plan approved
  - Activities pursuant to an approved Revitalization Plan underway

Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below:

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

Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:

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

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

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

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

| <b>Demolition/Disposition Activity Description</b>  |
|---|
| 1a. Development name: <i>Guinotte Manor Phase III</i>   |
| 1b. Development (project) number: <i>Not designated part of a development</i>   |
| 2. Activity type: Demolition<br>Disposition <input checked="" type="checkbox"/>   |
| 3. Application status (select one)<br>Approved<br>Submitted, pending approval<br>Planned application <input checked="" type="checkbox"/>  |
| 4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u> <i>Disposition application to be submitted late 2007</i>  |
| 5. Number of units affected: 0  |
| 6. Coverage of action (select one)<br>Part of the development <input checked="" type="checkbox"/><br>Total development  |
| 7. Timeline for activity:<br>a. Actual or projected start date of activity: <i>The online disposition application will be started Fall 2007</i><br>b. Projected end date of activity: <i>Disposition approval is expected in 2009, allowing HAKC to turn over the vacant land to the developer.</i> |

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

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

| <b>Demolition/Disposition Activity Description</b>  |
|---|
| 1a. Development name: <i>48<sup>th</sup> St. and Randolph Rd. (Maple Corners)</i>   |
| 1b. Development (project) number: MO002036  |
| 2. Activity type: Demolition<br>Disposition <i>X</i>  |
| 3. Application status (select one)<br>Approved <i>X</i> Case # DDA0001830<br>Submitted, pending approval<br>Planned application   |
| 4. Date application approved, submitted, or planned for submission: June 21, 2007   |
| 5. Number of units affected: 0  |
| 6. Coverage of action (select one) <i>N/A A HUD Declaration of Trust was recorded, but units were never constructed. Since this property was not included in the ACC, it was neither a development, nor part of a development</i><br>Part of the development<br>Total development |
| 7. Timeline for activity:<br>a. Actual or projected start date of activity: <i>Started online disposition application 01/30/06</i><br>b. Projected end date of activity: <i>Anticipating property disposition Fall 2007 to Winter 2009</i>  |

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

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

| <b>Demolition/Disposition Activity Description</b>  |
|---|
| 1a. Development name: <i>113 E. 96<sup>th</sup> Terrace</i><br>1b. Development (project) number: MO002036   |
| 2. Activity type: Demolition<br>Disposition <i>X</i>  |
| 3. Application status (select one)<br>Approved <i>X Case #DDA0001357</i><br>Submitted, pending approval<br>Planned application  |
| 4. Date application approved, submitted, or planned for submission: <i>June 21, 2007</i>  |
| 5. Number of units affected: 0<br>6. Coverage of action (select one) <i>N/A A HUD Declaration of Trust was recorded, but units were never constructed. Since this property was not included in the ACC, it was neither a development, nor part of a development</i><br>Part of the development<br>Total development |
| 7. Timeline for activity:<br>a. Actual or projected start date of activity: <i>Started online disposition application 03/16/05</i><br>b. Projected end date of activity: <i>Anticipating property disposition Fall 2007 to Spring 2009</i>  |

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

This 4-acre parcel of vacant land is located between the townhomes on Block 1 of the Wayne Miner public housing development . It is located between 9<sup>th</sup> and 10<sup>th</sup> Streets, Woodland and Garfield. This parcel and other vacant areas on the three block public housing development formerly held the high-rise Wayne Miner Towers, which were demolished in 1987. 74 townhomes are all that remain on the 22 acre site. A local non-profit, Catholic Charities, has expressed interest in the site for a potential 54-unit independent living development for seniors. They have submitted an application to HUD for 202 funding. If 202 funding is awarded in 2007, HAKC will seek to lease the site to Catholic Charities for the development. If 202 funding is not awarded, HAKC may seek to re-apply for 202 funding in 2009, or issue a Request for Proposals for development of infill housing, in which case the site may be sold or leased to a developer.

| <b>Demolition/Disposition Activity Description</b>   |
|--|
| 1a. Development name: <i>Part of Block 1, Wayne Miner</i><br>1b. Development (project) number: <i>Part of MO16P002004</i>  |
| 2. Activity type: Demolition<br>Disposition <i>X</i>   |
| 3. Application status (select one)<br>Approved<br>Submitted, pending approval<br>Planned application <i>X</i>  |
| 4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u> <i>Application to be submitted fall 2007</i>   |
| 5. Number of units affected: 0<br>6. Coverage of action (select one)<br>Part of the development <i>X</i><br>Total development  |
| 7. Timeline for activity:<br>a. Actual or projected start date of activity: <i>Pre-development work started April 2007</i><br>b. Projected end date of activity: <i>Disposition to be completed 2009</i> |

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

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

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

| <b>Demolition/Disposition Activity Description</b>   |
|--|
| 1a. Development name: Pemberton<br>1b. Development (project) number: MO002025  |
| 2. Activity type: Demolition<br>Disposition <input checked="" type="checkbox"/>  |
| 3. Application status (select one)<br>Approved<br>Submitted, pending approval<br>Planned application <input checked="" type="checkbox"/>   |
| 4. Date application approved, submitted, or planned for submission: (DD/MM/YY) <i>Disposition application to be submitted late 2007</i>  |
| 5. Number of units affected: 0   |
| 6. Coverage of action (select one)<br>Part of the development <input checked="" type="checkbox"/><br>Total development   |
| 7. Timeline for activity:<br>a. Actual or projected start date of activity: <i>The online disposition application will be started Fall 2007 if the State approves the tax credit application.</i><br>b. Projected end date of activity: <i>Disposition approval will be received in early 2009, allowing HAKC to Lease the vacant land to the limited partnership.</i> |



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

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

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

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

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

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

1. Costs associated with bringing the site into compliance with current health and safety standards are prohibitively expensive e.g. a scattered-site home with serious structural deficiencies, the repair cost of which would exceed the appraised value of the unit.
2. The location of the site is no longer conducive to residential use e.g. a scattered site unit located in a flood area or redevelopment zone.
3. An offer by a developer or other entity is sufficient to replace the subject unit(s) with a unit(s) of better quality.
4. Demolition or disposition of a portion of site would allow the remaining portion of the site to be revitalized to current standards.
5. Fire or other major casualty loss renders the site unsuitable for habitation, and acquisition of a similar site is less expensive than rebuilding on site.

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

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

## **Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.79(j)]

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

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

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

#### 2. Activity Description

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

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

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

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

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

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

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

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

2. Activity Description

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

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

**B. Section 8 Tenant Based Assistance**

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

- See attachment G, Section D- Local Eligibility Requirements

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

[24 CFR Part 903.7 9 (l)]

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

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

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 07/31/2005

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

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

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

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

**(1) General**

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

| <b>Services and Programs</b>   |   |   |   |   |
|--|---|---|---|---|
| Program Name & Description<br>(including location, if appropriate)   | Estimated Size  | Allocation Method<br>(waiting list/random selection/specific criteria/other)              | Access<br>(development office / PHA main office / other provider name)                          | Eligibility<br>(public housing or section 8 participants or both) |
| 3 computer labs – Technology Centers<br><br>Teach: Computer Basics, All Word Products, Excel, Access, Internet Searches/job searches/typing tutorial, Money Smart, Career Assessments, | Open./ Weekly<br><br>75 adults use<br>labs/labs capacity/<br>32 work- | Self referral, referred by tenant association, referred by United Services or any agency. | 3 locations, Wayne Miner Community Center, Family Development & Learning Center, Guinotte Manor | Public Housing or Section 8 resident                              |

|   |   |  |   |   |
|---|---|--|---|---|
| Resume Preparation  | stations                                  |  |   |   |
| Financial Literacy – Money Smart                              | Open groups/10 residents attend each week | Enrollment in the Homeownership Program or FSS   | 3 classes a week, Tuesday 11:00 a.m., Wednesday 6:00 p.m. and Saturdays 10:00 a.m. Resident chooses time/date according to their schedule | Both  |
| Job Readiness Classes United Services Community Action Agency | 8-10 attend each month                    | United Services intake required, 16 hours total. | Provider: United Services, 299 Pasco  | Both and other low income families                                |
| Individual Development Accounts                               | 5 per year                                | The Family Conservancy provides the IDA          | The Family Conservancy is the provider – refer to their offices   | Low income must meet the low income guidelines of provider agency |
| Homeownership Supportive Services                             | Open                                      | HAKC family fill out application for program     | Enrolled in program, 99 participants, program at 299 Pasco  | PHA family  |
| Survival Skills for Women                                     | 15  | Family Conservancy provides intake               | Chouteau Court & West Bluff   | PHA women   |
| Tax Preparation Volunteers Income Tax Assistance              | Open                                      | Random selection/no registration required        | Family development & learning center 299 Pasco  | Both public housing and Section 8 and community                   |
| Employment Case Management/Training Program/Job Placement     | Open                                      | HAKC residents/intake process by staff           | Case manager on-site at 299 Pasco   | PHA residents   |
| Employment Training, Placement                                | Open                                      | The Full Employment Council intake               | Coordinate with FEC on TANF families  | WtW Voucher Holders and PHA families                              |
| TANF Agency   | Open                                      | The Family Support Division                      | Referrals for child care, Medicaid, stamps  | Both  |
| YouthBuild Construction training/GED preparation              | Open                                      | HAKC screen and test applicants                  | Family Development & learning Center/construction site  | Both  |

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

a. Participation Description

| Family Self Sufficiency (FSS) Participation |  |  |
|---|--|--|
| Program                                     | Required Number of Participants<br>(start of FY 2005 Estimate) | Actual Number of Participants<br>(As of: 08/01/2008) |
| Public Housing                              | 0  | 45   |

|           |     |     |
|-----------|-----|-----|
| Section 8 | 444 | 427 |
|-----------|-----|-----|

- 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?
- The Section 8 FSS Program has a program minimum size of 444. Currently there are 427 participants in the FSS Program. The Housing Authority conducts recruitment on an ongoing basis with public orientations, information provided to voucher holders during recertification and during housing screenings, and tabling at community events. The FSS Action Plan provides a recruitment plan. The Housing Authority anticipates it will have the minimum number of participants by the end of the fiscal year.
  - The Public Housing FSS Program does not have a minimum size, but has a maximum program size of 50 participants.

### 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<sup>(e)</sup> of the U.S. Housing Act of 1937

## 13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79 (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)
  - Perceived high incident of drug related crimes.

2. What information or data did the PHA used 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)
  - Safety meetings with residents, management and police officers.

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

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

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

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

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

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

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

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

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

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

- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
  - Other activities (list below)
    - Coordination with the KCPD Crime Free Multi-Family Housing Program.
2. Which developments are most affected? (list below)
- Riverview Gardens, Choutreau Courts, Theron B. Watkins, Wayne Miner and West Bluff.

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

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

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

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

**16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

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

**17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

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

## **18. Other Information**

[24 CFR Part 903.7 9 (g)]

### **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)
- 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)

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

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

### 3. Description of Resident Election Process

- a. Nomination of candidates for place on the ballot: (select all that apply)
- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

b. Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

- Any tenant in good standing of PHA's Public Housing Program that is at least eighteen years of age.

c. Eligible voters: (select all that apply)

All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

Representatives of all PHA resident and assisted family organizations

Other (list)

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

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

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

1. Consolidated Plan jurisdiction: (provide name here) The City of Kansas City, Missouri

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

The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

- The City's Consolidated Plan presents HAKC's annual goals to increase and preserve affordable housing as extensions of the City's strategy as presented in the Plan. These goals include the construction of HOPE VI mixed-income developments, and maintaining high performance measures on PHMAP and SEMAP to ensure the full utilization and preservation of public housing units, and the maximum delivery of housing subsidy through the Housing Choice Voucher program.
- The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
- Housing staff of the City of Kansas City annually invite HAKC to report on its past year's performance, and to present its goals for the coming year for inclusion in the Consolidated Plan as part of the City's overall housing strategy. During the year City staff also consult with HAKC staff on implementation of the Plan, and any changes that may be required in the Plan. For example, City staff recently contacted HAKC staff in regard to modification of a policy presented in the Consolidated Plan regarding the award of City approval of Low Income Housing

Tax Credit (LIHTC) awards outside the urban core. City staff are aware of HAKC's goals of deconcentrating poverty and locating affordable housing in suburban areas near jobs. In the past the City has primarily restricted tax credit awards to projects in the urban core which further neighborhood revitalization. City staff are also aware that HAKC support of LIHTC projects requires the developer to address lower family incomes than those typically addressed in such projects. City staff indicate they plan further discussion with us regarding affordable housing policy.

- The Housing Authority of Kansas City, Missouri also plans to investigate the feasibility of being designated a Moving to Work Agency, and if feasible, HAKC plans to pursue such a designation. If implemented, the following MTW initiatives would occur: 1) At least 75% of the families assisted would be very low-income households at the time they enter the program. 2) HAKC would establish a reasonable rent policy to encourage employment and self-sufficiency. 3) HAKC would continue to assist substantially the same total number of low income families as were assisted before MTW and HAKC would assure that assistance would go toward housing that meets HUD standards.
- The Housing Authority of Kansas City, Missouri intends to revise and amend its Admissions and Continued Occupancy Policy to be effective in 2009.
- In conformance with the Federal Violence Against Women Act (VAWA) (Pub. L. 109-162; Stat.2960) the Housing Authority of Kansas City Missouri (HAKC) has taken steps and enacted procedures to protect residents in the public housing program and the section 8 housing choice voucher program operated by the HAKC against domestic violence, dating violence, sexual assault, or stalking in the following manner:
  - In addition to the specific protections afforded residents and applicants under VAWA, an HAKC resident may obtain related services by referrals for such services through HAKC's Resident Services programs. HAKC staff will assist victim with working through the appropriate legal and social service agencies to obtain the specific interventions that would assist the victim. HAKC's Resident Services staff is available to interface with the victim and property management to ensure that the victim is able to maintain their housing consistent with the VAWA.
  - The HAKC provides its public housing residents and its clients in the Section 8 Housing Choice Voucher program with notice of the existence of VAWA and a description of their rights and obligations. The HAKC makes available the telephone numbers and contact names of local agencies that provide assistance to children and adult victims of domestic violence, dating violence, sexual assault, and stalking. The agencies that have local offices and contact personnel are: the Jackson County Prosecutor's Office; the Kansas City Missouri Police Department; Missouri Department of Social Services, Division of Family Services; Legal Aid of Western Missouri, domestic violence shelters. In addition, HAKC works with its residents when transfers are necessary.

**D. Other Information Required by HUD**

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

**PHA Plan  
Table Library**

Attachment A

Annual Statement/Performance and Evaluation Report

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

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

**Grant Type and Number: 501-09**  
Capital Fund Program Grant No:  
MO16P002501-09

Replacement Housing Factor Grant No:

**Federal FY of Grant:**  
2009

| Line | Summary by Development Account                    | Total Estimated Cost |         | Total Actual Cost |          |
|------|---|----------------------|---------|-------------------|----------|
|      |   | Original             | Revised | Obligated         | Expended |
| 1    | Total non-CFP Funds                               |                      |         |                   |          |
| 2    | 1406 Operations                                   | 713,842              |         |                   |          |
| 3    | 1408 Management Improvements                      | 519,092              |         |                   |          |
| 4    | 1410 Administration                               | 356,921              |         |                   |          |
| 5    | 1411 Audit  |                      |         |                   |          |
| 6    | 1415 Liquidated Damages                           |                      |         |                   |          |
| 7    | 1430 Fees and Costs                               |                      |         |                   |          |
| 8    | 1440 Site Acquisition                             |                      |         |                   |          |
| 9    | 1450 Site Improvements                            | 158,000              |         |                   |          |
| 10   | 1460 Dwelling structures                          | 1,714,197            |         |                   |          |
| 11   | 1465.1 Dwelling Equipment-Non expendable          | 130,000              |         |                   |          |
| 12   | 1470 Non-dwelling Structures                      | -                    |         |                   |          |
| 13   | 1475 Non-dwelling Equipment                       |                      | 94,000  |                   |          |
| 14   | 1485 Demolition                                   |                      |         |                   |          |
| 15   | 1490 Replacement Reserves                         |                      |         |                   |          |
| 16   | 1492 Moving to Work Demonstration                 |                      |         |                   |          |
| 17   | 1495.1 Relocation Costs                           |                      |         |                   |          |
| 18   | 1499 Development Activities                       |                      |         |                   |          |
| 19   | 1501 Collateralization or Debt Service            | -                    |         |                   |          |
| 20   | 1502 Contingencies                                |                      |         |                   |          |
| 21   | <b>Amount of Annual Grant (sum of lines 2-20)</b> | <b>3,686,052</b>     |         |                   |          |
| 22   | Amount of line 21 Related to LBP Activities       |                      |         |                   |          |
| 23   | Amount of line Related to Section 504 Compliance  |                      |         |                   |          |

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

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

**Grant Type and Number: 501-09**  
 Capital Fund Program Grant No:  
 MCFP002501-09  
 Replacement Housing Factor Grant No:

**Federal FY of Grant:**  
 2009

| Development Number<br>Name/HA Wide Activities | General Description of Major Work Categories                     | Dev. Account No. | Total Estimated Cost |         | Total Actual Cost |          |
|---|--|------------------|----------------------|---------|-------------------|----------|
|   |  |                  | Original             | Revised | Obligated         | Expended |
| HAKC  | Operating costs  | 1406             | 713,842              |         |                   |          |
| IIACC   | Receivership   | 1408             | 105,000              |         |                   |          |
| HAKC  | Rent for agency office space                                     | 1408             | 149,092              |         |                   |          |
| HAKC  | Staff training   | 1408             | 25,000               |         |                   |          |
| IIACC   | MIS software upgrades  | 1408             | 195,000              |         |                   |          |
| HAKC  | Resident employment and training                                 | 1408             | 45,000               |         |                   |          |
| HAKC  | Non-technical salaries and benefits                              | 1410             | 356,921              |         |                   |          |
| IIACC   | FDLA Upgrades  | 1460             | 5,000                |         |                   |          |
| HAKC  | Maintenance equipment  | 1475             | 4,000                |         |                   |          |
| HAKC  | Office equipment   | 1475             | 90,000               |         |                   |          |
| Chouteau Courts                               | Replace all windows and security screens as necessary            | 1460             | 12,500               |         |                   |          |
| Chouteau Courts                               | Landscaping  | 1450             | 6,000                |         |                   |          |
| Chouteau Courts                               | Vacancy reduction  | 1460             | 21,500               |         |                   |          |
| Chouteau Courts                               | Paint inside walls at youth center                               | 1460             | 6,439                |         |                   |          |
| Chouteau Courts                               | Refill floors that have loose VCT flooring                       | 1460             | 60,000               |         |                   |          |
| Chouteau Courts                               | Replace metal interior doors with wood                           | 1460             | 7,102                |         |                   |          |
| Chouteau Courts                               | Replace missing crawl space vents                                | 1460             | 1,200                |         |                   |          |
| Chouteau Courts                               | Replace plumbing fixtures (2 kitchen (kitchen faucets)           | 1460             | 22,000               |         |                   |          |
| Chouteau Courts                               | Replace A/C units as needed (20)                                 | 1460             | 9,000                |         |                   |          |
| Chouteau Courts                               | Replace floor drains in stair wells (as needed)                  | 1460             | 6,000                |         |                   |          |
| Chouteau Courts                               | Tuck pointing as needed  | 1460             | 6,000                |         |                   |          |
| Chouteau Courts                               | Replace all exterior lights, building fronts and rears           | 1460             | 14,000               |         |                   |          |
| Chouteau Courts                               | Replace hot water tanks as needed (20 units)                     | 1460             | 8,000                |         |                   |          |
| Chouteau Courts                               | Replace sewer line in front of 1300 Indep. Ave. to the city main | 1460             | 47,000               |         |                   |          |
| T.B Walkins                                   | Landscaping  | 1450             | 12,000               |         |                   |          |

Table Library/51

|                |   |      |         |  |  |  |
|----------------|---|------|---------|--|--|--|
| T.B.Walkins    | Vacancy Reduction   | 1460 | 34,400  |  |  |  |
| T.B.Walkins    | Phase III replace hot water tanks with electric tanks or change venting system - 7.5% @ 7,500 | 1460 | 60,000  |  |  |  |
| T.B.Walkins    | Seal and repair decks   | 1460 | 23,000  |  |  |  |
| T.B.Walkins    | Door weather stripping  | 1460 | 13,000  |  |  |  |
| T.B.Walkins    | Replace missing Dryer vent covers   | 1460 | 7,500   |  |  |  |
| T.B.Walkins    | Make sewer repairs as needed  | 1460 | 15,000  |  |  |  |
| T.B.Walkins    | Change 10 sear coils to 13 sear coils at unit turnaround or as A/C units are replaced (85)    | 1460 | 2,500   |  |  |  |
| T.B.Walkins    | Install A/C cages in all development to fit 13 sear A/C units                                 | 1460 | 9,000   |  |  |  |
| T.B.Walkins    | 2-2 Change existing cages with cages that fit 13 sear compatible A/C units (all condensers)   | 1460 | 9,000   |  |  |  |
| T.B.Walkins    | 2-2 Install addressable fire alarm system   | 1465 | 130,000 |  |  |  |
| T.B.Walkins    | 2-2 Install fence at 1328 Vine (foot traffic control)   | 1460 | 5,500   |  |  |  |
| Quinotte Manor | Landscaping   | 1450 | 16,000  |  |  |  |
| Quinotte Manor | Vacancy Reduction   | 1460 | 30,000  |  |  |  |
| Quinotte Manor | Replace or refinish tubs & surrounds 20% @ 15,000   | 1460 | 3,000   |  |  |  |
| Quinotte Manor | Replace bathroom sheet vinyl with VCT (durability issues)                                     | 1460 | 10,000  |  |  |  |
| Quinotte Manor | Replace warped entry doors  | 1460 | 10,500  |  |  |  |
| Quinotte Manor | Repair from porch fascia that is allowing water penetration                                   | 1460 | 17,000  |  |  |  |
| Quinotte Manor | Replace delaminating counter tops (20%)   | 1460 | 10,000  |  |  |  |
| Quinotte Manor | Replace repair paint porches front & rear @ the four plexus                                   | 1460 | 22,500  |  |  |  |
| West Bluff     | Hard wire smoke alarms  | 1460 | 52,199  |  |  |  |
| West Bluff     | Vacancy reduction   | 1460 | 20,000  |  |  |  |
| West Bluff     | Landscaping   | 1450 | 10,000  |  |  |  |
| West Bluff     | Eviction control  | 1450 | 5,500   |  |  |  |
| West Bluff     | Replace Hot water tanks 25%   | 1460 | 10,000  |  |  |  |
| West Bluff     | Paint existing front and rear doors   | 1460 | 13,500  |  |  |  |
| West Bluff     | Scuppers on roofs need to be redesigned   | 1460 | 20,000  |  |  |  |
| Brush Creek    | Landscaping   | 1450 | 3,000   |  |  |  |
| Brush Creek    | Vacancy reduction   | 1460 | 20,000  |  |  |  |
| Brush Creek    | Install new fire rated doors with new locking system all apartments (uniformity)              | 1460 | 132,000 |  |  |  |
| Brush Creek    | Upgrade the Elevator  | 1460 | 100,800 |  |  |  |
| Brush Creek    | Moisture control (as needed)  | 1460 | 5,000   |  |  |  |
| Brush Creek    | Replaces Dropped Ceiling in common area   | 1460 | 4,000   |  |  |  |
| Brush Creek    | Install a hot water boiler  | 1460 | 32,000  |  |  |  |
| Brush Creek    | Repaave two parking lots  | 1450 | 4,000   |  |  |  |
| Brush Creek    | Replaces trash compactor  | 1460 | 26,000  |  |  |  |
| Dunbar Gardens | Landscaping   | 1450 | 5,000   |  |  |  |

Table Library52

|                       |   |      |        |  |  |  |  |
|-----------------------|---|------|--------|--|--|--|--|
| Dunbar Gardens        | Vacancy reduction   | 1460 | 15,000 |  |  |  |  |
| Dunbar Gardens        | Handicap bathrooms  | 1460 | 23,000 |  |  |  |  |
| Dunbar Gardens        | Winterize front and back doors  | 1460 | 13,000 |  |  |  |  |
| Dunbar Gardens        | Tuck Pointing (as needed)   | 1460 | 5,000  |  |  |  |  |
| Dunbar Gardens        | Repair all hand rails   | 1460 | 6,000  |  |  |  |  |
| Dunbar Gardens        | Caulk all windows (exterior) to prevent water infiltration              | 1460 | 4,000  |  |  |  |  |
| Dunbar Gardens        | Replace damaged wardrobes in the units (10 wardrobes)                   | 1460 | 5,000  |  |  |  |  |
| Dunbar Gardens        | Install scupper screens @ all buildings                                 | 1460 | 1,500  |  |  |  |  |
| Dunbar Gardens        | Replace window wells @ places windows will not open (10)                | 1460 | 2,500  |  |  |  |  |
| Pemberton Heights     | Vacancy reduction   | 1460 | 20,000 |  |  |  |  |
| Pemberton Heights     | Landscaping   | 1450 | 4,500  |  |  |  |  |
| Pemberton Heights     | Replace all thermostats (120 each installed)                            | 1460 | 14,500 |  |  |  |  |
| Pemberton Heights     | Replace trash compactor   | 1460 | 26,000 |  |  |  |  |
| Riverview Gardens     | New appliances over three years (as needed)                             | 1460 | 20,000 |  |  |  |  |
| Riverview Gardens     | Landscaping   | 1450 | 6,000  |  |  |  |  |
| Riverview Gardens     | Vacancy Reduction   | 1460 | 25,800 |  |  |  |  |
| Riverview Gardens     | Replace kitchen and bathroom fixtures                                   | 1460 | 56,757 |  |  |  |  |
| Riverview Gardens     | Replace water heaters 20%   | 1460 | 18,000 |  |  |  |  |
| Riverview Gardens     | Repair sand and paint handrails throughout the development.             | 1460 | 20,000 |  |  |  |  |
| Riverview Gardens     | Side walk replacement   | 1450 | 7,500  |  |  |  |  |
| Riverview Gardens     | Replace floor tile as needed  | 1460 | 6,000  |  |  |  |  |
| Scattered Sites North | Vacancy reduction   | 1460 | 25,800 |  |  |  |  |
| Scattered Sites North | 11105 N Main fence & driveway   | 1460 | 9,000  |  |  |  |  |
| Scattered Sites North | Three foundation wall repairs   | 1460 | 10,000 |  |  |  |  |
| Scattered Sites North | Re-plumb unit at 8307 A NW Everton                                      | 1460 | 21,000 |  |  |  |  |
| Scattered Sites North | Hunter 22 units paint & replace roofs (roofs 154,000 paint 99,800)      | 1460 | 30,800 |  |  |  |  |
| Scattered Sites North | 5627 N Anita Replace driveway   | 1450 | 8,500  |  |  |  |  |
| Scattered Sites North | 5603 N London replace driveway  | 1450 | 8,500  |  |  |  |  |
| Scattered Sites North | 5605 N London replace driveway  | 1450 | 8,500  |  |  |  |  |
| Scattered Sites North | 7017 Gower repair basement  | 1460 | 6,000  |  |  |  |  |
| Scattered Sites North | 3508 NW 71st St repair basement   | 1460 | 6,500  |  |  |  |  |
| Scattered Sites North | 3507 NW 71st St water infiltration at foundation slab                   | 1460 | 11,500 |  |  |  |  |
| Scattered Sites North | 6917 & 6919 N Fisk Replace windows, driveway & paint trim ext.          | 1460 | 30,000 |  |  |  |  |
| Scattered Sites North | 11012 Lewis replace siding, exterior trim & driveway                    | 1460 | 10,000 |  |  |  |  |
| Scattered Sites North | 5621 N Anita water infiltration @ front NW corner of the unit           | 1460 | 5,000  |  |  |  |  |
| Scattered Sites North | 3732 N Cherry replace heavy concrete sidewalks                          | 1450 | 3,000  |  |  |  |  |
| Scattered Sites North | 8307 B Everton replace rotted siding, driveway, foundation leaks & roof | 1460 | 16,000 |  |  |  |  |

Table Library53

|                         |   |      |        |  |  |  |
|-------------------------|---|------|--------|--|--|--|
| Scattered Sites North   | 8307 A Everton replace garage door, driveway & roof   | 1460 | 10,000 |  |  |  |
| Scattered Sites North   | 509 NW 71st Terrace replace driveway repair & seal deck & Clean decks.                        | 1460 | 10,000 |  |  |  |
| Scattered Sites North   | 507 NW 71st Terrace replace driveway repair & seal deck & Clean decks.                        | 1460 | 10,000 |  |  |  |
| Scattered Sites North   | 7123 NW Crower replace rotted from trim, replace driveway & handrail                          | 1460 | 10,000 |  |  |  |
| Scattered Sites Central | 7125 NW Crower replace driveway, rotted trim and paint  | 1460 | 10,000 |  |  |  |
| Scattered Sites Central | Vacancy Reduction   |      | 25,000 |  |  |  |
| Scattered Sites Central | 7506 E 50th Terrace, siding, windows, front stairs & mud garage are pulling away from house   | 1460 | 15,000 |  |  |  |
| Scattered Sites Central | 4148 Collage Foundation leak  | 1460 | 10,000 |  |  |  |
| Scattered Sites Central | 7821 E 51st St. slab foundation is cracked from front to the back of the unit                 | 1460 | 8,000  |  |  |  |
| Scattered Sites Central | 918 Cleveland wall next to the driveway needs to be re-worked                                 | 1460 | 4,900  |  |  |  |
| Scattered Sites Central | 5211 Euclid concrete behind house & driveway needs to be replaced, the foundation is leaking. | 1460 | 8,000  |  |  |  |
| Scattered Sites Central | 6712 E 17th St. Foundation leak   | 1460 | 5,500  |  |  |  |
| Scattered Sites Central | 5824 Booth foundation leaking at the west wall  | 1460 | 3,500  |  |  |  |
| Scattered Sites Central | 5940 Cypress, Pl. Concrete work sidewalk, driveway & foundation                               | 1460 | 10,000 |  |  |  |
| Scattered Sites Central | 8611 E 32nd B Concrete slab broken at rear of unit, landscaping                               | 1460 | 7,500  |  |  |  |
| Scattered Sites Central | 8619 E 32nd Concrete slab broken at rear of unit, landscaping                                 | 1460 | 7,500  |  |  |  |
| Scattered Sites South   | Vacancy Reduction   | 1460 | 20,000 |  |  |  |
| Scattered Sites South   | Landscaping   | 1450 | 6,000  |  |  |  |
| Scattered Sites South   | Replace 4% of the hot water tanks   | 1460 | 4,500  |  |  |  |
| Scattered Sites South   | Rework sewers (drainage) 10004 Hardasy  | 1460 | 6,000  |  |  |  |
| Scattered Sites South   | Rework sewers (drainage) 823 E. 75th  | 1460 | 9,000  |  |  |  |
| Scattered Sites South   | Water diversion @ 11338 - 11328 S. Indiana  | 1450 | 22,500 |  |  |  |
| Scattered Sites South   | Water diversion @ 10774 - 10796 Hillcrest   | 1450 | 21,500 |  |  |  |
| Scattered Sites South   | Repair foundations @ 8448 Main  | 1460 | 12,000 |  |  |  |
| Scattered Sites South   | Repair foundations @ 7123 S Indiana   | 1460 | 12,000 |  |  |  |
| Scattered Sites South   | Repair foundations @ 6709 W. 89   | 1460 | 15,000 |  |  |  |
| Scattered Sites South   | Repair foundations @ 8407 E 109th   | 1460 | 10,000 |  |  |  |
| Scattered Sites South   | 10011 Hillcrest unit rehab  | 1460 | 37,500 |  |  |  |
| Scattered Sites South   | 7405 Collage Mold remediation in basement   | 1460 | 5,000  |  |  |  |
| Scattered Sites South   | 2908 E 69th Mold remediation in basement  | 1460 | 5,000  |  |  |  |
| Scattered Sites South   | 10641 Palms Replace sump & and reconfigure discharge  | 1460 | 2,500  |  |  |  |
| Scattered Sites South   | 823 E 75th Basement drain is not functioning  | 1460 | 2,000  |  |  |  |
| Scattered Sites South   | 7237 Olive Foundation is leaking  | 1460 | 5,500  |  |  |  |
| Scattered Sites South   | 7905 E 92nd replace leaking drain lines in unit, manifested in the bathroom                   | 1460 | 5,000  |  |  |  |

Table Library 54



**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 PART III: Implementation Schedule**

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

**Grant Type and Number: 501-09**  
 Capital Fund Program Grant No:  
 MOP002501-09  
 Replacement Housing Factor Grant No:

**Federal FY of Grant: 2009**

| Development Number<br>Name/HA Wide<br>Activities | All Funds Obligated |          |          | All Funds Expended |          |          | Reason for Revised Target Dates |
|--|---------------------|----------|----------|--------------------|----------|----------|---------------------------------|
|  | Original            | Revised  | Actual   | Original           | Revised  | Actual   |                                 |
| IAKC WIDE  | 1,688,855           |          |          |                    |          |          |                                 |
| Chouteau Courts                                  | 226,741             |          |          |                    |          |          |                                 |
| TB Walkins                                       | 320,900             |          |          |                    |          |          |                                 |
| Guinotte Manor                                   | 119,000             |          |          |                    |          |          |                                 |
| Wayne Minor                                      | -                   |          |          |                    |          |          |                                 |
| Riverview  | 160,057             |          |          |                    |          |          |                                 |
| West Bluff                                       | 131,199             |          |          |                    |          |          |                                 |
| Brush Creek                                      | 326,800             |          |          |                    |          |          |                                 |
| Dunbar Gardens                                   | 80,000              |          |          |                    |          |          |                                 |
| Pemberton Heights                                | 65,000              |          |          |                    |          |          |                                 |
| Scattered Sites                                  | 567,500             |          |          |                    |          |          |                                 |
| <b>TOTAL</b>                                     | <b>3,686,052</b>    | <b>-</b> | <b>-</b> | <b>-</b>           | <b>-</b> | <b>-</b> |                                 |

Notes for Attachment A

- (a) Executive Improvements: This expense anticipates consulting and training involved with the analysis, recommendations and implementation of management improvements necessary to improve HAKC staff customer relations, inter communications, productivity and efficiency.
- (b) FDLA upgrades: This expense is anticipated for flooring, and HVAC system upgrades.
- (c) Vacancy Reduction: This is an expense set aside for the repair of damages resulting from fire, storm and other unanticipated catastrophic occurrences that must be made to maintain occupancy or allow units to be reoccupied.

**Attachment B  
Capital Fund Program Five Year Plan**

| Sources                              | Total estimates   | 501-09           | 501-10           | 501-11           | 501-12           | 501-13           |
|--------------------------------------|-------------------|------------------|------------------|------------------|------------------|------------------|
| Loan related income                  | 116,842           | 116,842          | -                | -                | -                | -                |
| Balance of previous grants           | 0                 | -                | -                | -                | -                | -                |
| New grant receipts each 4th quarter. | 17,846,050        | 3,569,210        | 3,569,210        | 3,569,210        | 3,569,210        | 3,569,210        |
| <b>TOTAL SOURCES</b>                 | <b>17,962,892</b> | <b>3,686,052</b> | <b>3,569,210</b> | <b>3,569,210</b> | <b>3,569,210</b> | <b>3,569,210</b> |

| Agency wide                       | Total cost estimates | 2009             | 2010             | 2011             | 2012             | 2013             |
|-----------------------------------|----------------------|------------------|------------------|------------------|------------------|------------------|
| HAKC wide activities              | 8,494,275            | 1,688,855        | 1,688,855        | 1,638,855        | 1,738,855        | 1,738,855        |
| Chouteau Courts                   | 1,043,010            | 226,741          | 163,500          | 179,657          | 242,857          | 230,255          |
| Thereon B. Watkins and Wayne Mine | 1,196,900            | 320,900          | 109,300          | 197,400          | 248,600          | 320,700          |
| Guinotte Manor                    | 634,400              | 119,000          | 125,200          | 131,500          | 136,600          | 122,100          |
| West Bluff                        | 948,497              | 131,199          | 233,998          | 188,100          | 213,800          | 181,400          |
| Brush Creek Towers                | 564,357              | 326,800          | 93,957           | 38,200           | 39,900           | 65,500           |
| Dunbar Gardens                    | 856,500              | 80,000           | 218,200          | 184,900          | 182,400          | 191,000          |
| Pemberton Heights                 | 1,182,298            | 65,000           | 208,500          | 401,298          | 127,700          | 379,800          |
| Riverview Gardens                 | 838,957              | 160,057          | 197,100          | 163,100          | 157,400          | 161,300          |
| Scattered Sites North             | 1,303,498            | 260,100          | 255,200          | 354,400          | 328,298          | 105,500          |
| Scattered Sites Central           | 374,400              | 104,900          | 76,900           | 53,400           | 107,800          | 31,400           |
| Scattered Sites South             | 525,800              | 202,500          | 198,500          | 38,400           | 45,000           | 41,400           |
| <b>Grand Total</b>                | <b>17,962,892</b>    | <b>3,686,052</b> | <b>3,569,210</b> | <b>3,569,210</b> | <b>3,569,210</b> | <b>3,569,210</b> |

| Capital Needs                            | Total cost estimates | 2009             | 2010             | 2011             | 2012             | 2013             |
|--|----------------------|------------------|------------------|------------------|------------------|------------------|
| <b>HAKC wide activities (1897 Units)</b> |                      |                  |                  |                  |                  |                  |
| Operating costs 1406                     | 2,855,368            | 713,842          | 713,842          | 713,842          | 713,842          | 713,842          |
| Receivership 1408                        | 210,000              | 105,000          | 105,000          | -                | -                | -                |
| Executive Improvements 1408              | 210,000              | -                | -                | 55,000           | 155,000          | 155,000          |
| Rent for agency office space 1408        | 596,368              | 149,092          | 149,092          | 149,092          | 149,092          | 149,092          |
| Staff training 1408                      | 100,000              | 25,000           | 25,000           | 25,000           | 25,000           | 25,000           |
| MIS software upgrades 1408               | 780,000              | 195,000          | 195,000          | 195,000          | 195,000          | 195,000          |
| Resident employment and training 1408    | 180,000              | 45,000           | 45,000           | 45,000           | 45,000           | 45,000           |
| Sundry 1408                              | -                    | -                | -                | -                | -                | -                |
| Non-technical salaries and benefits 1410 | 1,427,684            | 356,921          | 356,921          | 356,921          | 356,921          | 356,921          |
| FDLC parking lot improvements 1450       | -                    | -                | -                | -                | -                | -                |
| FDLA Upgrades 1460                       | 20,000               | 5,000            | 5,000            | 5,000            | 5,000            | 5,000            |
| FDLC painting railings 1470              | -                    | -                | -                | -                | -                | -                |
| MIS hardware upgrades 1475               | -                    | -                | -                | -                | -                | -                |
| Maintenance Equipment 1475               | 16,000               | 4,000            | 4,000            | 4,000            | 4,000            | 4,000            |
| Office equipment 1475                    | 360,000              | 90,000           | 90,000           | 90,000           | 90,000           | 90,000           |
| <b>TOTAL</b>                             | <b>6,755,420</b>     | <b>1,688,855</b> | <b>1,688,855</b> | <b>1,638,855</b> | <b>1,738,855</b> | <b>1,738,855</b> |

| Capital Needs  | Total cost estimates | 2009          | 2010          | 2011          | 2012          | 2013          |
|--|----------------------|---------------|---------------|---------------|---------------|---------------|
| <b>Chouteau courts (134 units)</b>                           |                      |               |               |               |               |               |
| Replace all windows and security screens as necessary        | 150,400              | 12,500        | 32,000        | 33,600        | 35,300        | 37,000        |
| Landscaping  | 30,000               | 6,000         | 6,000         | 6,000         | 6,000         | 6,000         |
| <b>Vacancy reduction</b>                                     | <b>132,100</b>       | <b>21,500</b> | <b>25,000</b> | <b>26,200</b> | <b>28,500</b> | <b>30,900</b> |
| Paint inside walls at youth center                           | 6,439                | 6,439         | -             | -             | -             | -             |
| Begin replacing all electrical wiring                        | 36,900               | -             | -             | -             | 18,000        | 18,900        |
| Replace air-conditioning as needed                           | -                    | -             | -             | -             | -             | -             |
| Retile floors that have loose VCT flooring                   | 60,000               | 60,000        | -             | -             | -             | -             |
| Remove hot/cold water lines to washer hookups 2nd/3rd floors | 14,398               | -             | -             | -             | 7,000         | 7,398         |
| Convert basement at 1322 - 1316 Highland to storage          | 10,000               | -             | -             | -             | 10,000        | -             |
| Replace metal interior doors with wood                       | 39,202               | 7,102         | 7,500         | 7,800         | 8,200         | 8,600         |
| Landscape cul-de-sac or turn into parking area               | 13,500               | -             | -             | -             | 13,500        | -             |
| Install dumpster pads on west end of the site                | 3,000                | -             | -             | -             | 3,000         | -             |
| Clean air vents annually                                     | 55,900               | -             | 13,000        | 13,600        | 14,300        | 15,000        |
| Replace missing crawl space vents                            | 1,200                | 1,200         | -             | -             | -             | -             |
| Replace plumbing fixtures @ kitchen (kitchen faucets)        | 22,000               | 22,000        | -             | -             | -             | -             |

|  |                  |                |                |                |                |                |
|--|------------------|----------------|----------------|----------------|----------------|----------------|
| Replace kitchen cabinets (requires custom built, non standard) as needed | 65,071           | -              | 10,000         | 17,257         | 18,557         | 19,257         |
| Replace counter tops (as needed)   | 34,900           |                | 8,000          | 8,400          | 8,800          | 9,700          |
| Replace A/C units as needed (20)   | 49,600           | 9,000          | 9,400          | 9,900          | 10,400         | 10,900         |
| Roof replacement (as needed)   | 68,900           | -              | 16,000         | 16,800         | 17,600         | 18,500         |
| Install water shut off valves in units                                   | 39,300           | -              | 9,000          | 9,400          | 9,900          | 11,000         |
| Replace floor drains in stair wells (as needed)                          | 33,100           | 6,000          | 6,300          | 6,600          | 6,900          | 7,300          |
| Replace interior stairs in 4 & 5 bedroom units (treads only)             | -                | -              |                |                | -              | -              |
| Tuck pointing as needed  | 33,100           | 6,000          | 6,300          | 6,600          | 6,900          | 7,300          |
| Replace all exterior lights, building fronts and rears                   | 14,000           | 14,000         | -              | -              | -              | -              |
| Replace hot water tanks as needed (20 units)                             | 8,000            | 8,000          | -              | -              | -              | -              |
| Re-surface stair well floors in the 3 story buildings                    | 75,000           | -              | 15,000         | 17,500         | 20,000         | 22,500         |
| Replace sewer line in front of 1300 Indep. Ave. to the city main         | 47,000           | 47,000         | -              | -              | -              | -              |
| <b>Total</b>   | <b>1,043,010</b> | <b>226,741</b> | <b>163,500</b> | <b>179,657</b> | <b>242,857</b> | <b>230,255</b> |

| <b>Thereon B Watkins &amp; Wayne Miner (284 units)</b>  | <b>Total cost estimates</b> | <b>2009</b>    | <b>2010</b>    | <b>2011</b>    | <b>2012</b>    | <b>2013</b>    |
|---|-----------------------------|----------------|----------------|----------------|----------------|----------------|
| Landscaping   | 60,000                      | 12,000         | 12,000         | 12,000         | 12,000         | 12,000         |
| <b>Vacancy Reduction</b>  | <b>263,400</b>              | <b>34,400</b>  | <b>40,000</b>  | <b>60,000</b>  | <b>63,000</b>  | <b>66,000</b>  |
| Refinish bathtubs (un-cleanable)  | 41,000                      | -              | -              | 20,000         | 21,000         | -              |
| Replace furnaces as wear out  | 61,500                      | -              | -              | -              | 30,000         | 31,500         |
| Replace air-conditioning as needed  | 55,400                      | -              | -              | -              | 27,000         | 28,400         |
| Phase III replace hot water tanks with electric tanks or change venting system - 7.5% @ 7,500 | 60,000                      | 60,000         |                |                |                |                |
| Floor tile is a problem (unlimited Q contract (adhesion prob.))                               | 55,900                      | -              | 13,300         | 13,800         | 14,200         | 14,600         |
| Replace the flat roof on Clymer Center (no leaks yet)   | 61,500                      | -              | -              | 28,500         | 33,000         |                |
| Replace the circulating pumps in the Clymer Center boiler room                                | -                           | -              | -              | -              | -              | -              |
| Replace appliances over four years (end of life)  | 73,200                      | -              | 17,000         | 17,800         | 18,700         | 19,700         |
| Seal and repair decks   | 23,000                      | 23,000         | -              | -              | -              | -              |
| Door weather striping   | 13,000                      | 13,000         | -              | -              | -              | -              |
| Stripe parking spaces   | 18,000                      | -              |                |                |                | 18,000         |
| Replace missing Dryer vent covers   | 7,500                       | 7,500          | -              | -              | -              | -              |
| Install new locking system (unit doors)   | 55,900                      |                | 13,000         | 13,600         | 14,300         | 15,000         |
| Install water shut offs in all units (supply / master)  | 60,300                      | -              | 14,000         | 14,700         | 15,400         | 16,200         |
| Make sewer repairs as needed  | 15,000                      | 15,000         | -              | -              | -              | -              |
| Change 10 sear coils to 13 sear coils at unit turnaround or as A/C units are replaced (85)    | 2,500                       | 2,500          | -              | -              | -              | -              |
| Install A/C cages in all development to fit 13 sear A/C units                                 | 9,000                       | 9,000          | -              | -              | -              | -              |
| 2-2 Change existing cages with cages that fit 13 sear compatible A/C units (all condensers)   | 9,000                       | 9,000          | -              | -              | -              | -              |
| 2-4 & 2-2 Roof replacement as needed \$17,820 per building                                    | 20,300                      | -              | -              | -              | -              | 20,300         |
| 2-4 Replace floors @ laundry and utility rooms in the units                                   | -                           |                |                |                |                |                |
| 2-4 2-2 Replace storm doors   | 79,000                      | -              | -              | -              | -              | 79,000         |
| 2-2 Install addressable fire alarm system   | 130,000                     | 130,000        | -              | -              | -              | -              |
| 2-2 Install fence at 1328 Vinc (foot traffic control)   | 5,500                       | 5,500          | -              | -              | -              | -              |
| 2-2 Paint interior of Clymer Center   | 17,000                      | -              |                | 17,000         | -              |                |
| <b>Total</b>  | <b>1,196,900</b>            | <b>320,900</b> | <b>109,300</b> | <b>197,400</b> | <b>248,600</b> | <b>320,700</b> |

| <b>Guinotte Manor (219 units)</b>   | <b>Total cost estimates</b> | <b>2009</b>    | <b>2010</b>    | <b>2011</b>    | <b>2012</b>    | <b>2013</b>    |
|---|-----------------------------|----------------|----------------|----------------|----------------|----------------|
| Landscaping   | 80,000                      | 16,000         | 16,000         | 16,000         | 16,000         | 16,000         |
| <b>Vacancy Reduction</b>  | <b>159,200</b>              | <b>30,000</b>  | <b>30,000</b>  | <b>31,500</b>  | <b>33,000</b>  | <b>34,700</b>  |
| Refinish bathtubs   | 40,900                      | -              | -              | 13,000         | 13,600         | 14,300         |
| Replace or refinish tubs & surrounds 20% @ 15,000   | 57,300                      | 3,000          | 17,200         | 18,100         | 19,000         | -              |
| Replace bathroom sheet vinyl with VCT (durability issues)   | 55,200                      | 10,000         | 10,500         | 11,000         | 11,600         | 12,100         |
| Replace security locks on window bars   | -                           | -              |                |                |                |                |
| Replace warped entry doors  | 21,500                      | 10,500         | 11,000         |                |                |                |
| Repair front porch fascia that is allowing water penetration                                      | 17,000                      | 17,000         | -              | -              | -              | -              |
| Replace delaminating counter tops (20%)   | 10,000                      | 10,000         | -              | -              | -              | -              |
| Replace roofs (15 buildings first)  | 122,800                     | -              | 28,500         | 29,900         | 31,400         | 33,000         |
| Replace ranges with standing pilot ranges at turnover. Existing ranges are labor & cost extensive | 48,000                      |                | 12,000         | 12,000         | 12,000         | 12,000         |
| Replace repair paint porches front & rear @ the four plexus                                       | 22,500                      | 22,500         | -              | -              | -              | -              |
| <b>Total</b>  | <b>634,400</b>              | <b>119,000</b> | <b>125,200</b> | <b>131,500</b> | <b>136,600</b> | <b>122,100</b> |

| <b>West Bluff (99 units)</b>                                     | <b>Total cost estimates</b> | 2009           | 2010           | 2011           | 2012           | 2013           |
|--|-----------------------------|----------------|----------------|----------------|----------------|----------------|
| Hard wire smoke alarms   | 52,199                      | 52,199         | -              | -              | -              | -              |
| Vacancy reduction  | 106,000                     | 20,000         | 20,000         | 21,000         | 22,000         | 23,000         |
| Landscaping  | 50,000                      | 10,000         | 10,000         | 10,000         | 10,000         | 10,000         |
| Add colored shutters to match doors                              | 18,000                      | -              | -              | -              | -              | 18,000         |
| Replace furnaces   | 42,000                      | -              | -              | 14,000         | 14,000         | 14,000         |
| Replace a/c  | 8,500                       | -              | 8,500          | -              | -              | -              |
| Seal and stripe parking areas                                    | 13,000                      | -              | 13,000         | -              | -              | -              |
| Erosion control  | 27,500                      | 5,500          | 5,500          | 5,500          | 5,500          | 5,500          |
| Replace kitchen counter tops and cabinets 20 units               | 17,500                      | -              | 17,500         | -              | -              | -              |
| Replace Hot water tanks 25%                                      | 39,400                      | 10,000         | 10,500         | 18,900         | -              | -              |
| Need 20 sets of appliances                                       | 9,698                       | -              | 9,698          | -              | -              | -              |
| Reconfigure bathtub drains                                       | 40,900                      | -              | 13,000         | 13,600         | 14,300         | -              |
| Replace screen doors with storm doors                            | 30,000                      | -              | -              | -              | 30,000         | -              |
| Clean all air ducts  | 43,000                      | -              | 10,000         | 10,500         | 11,000         | 11,500         |
| Replace exterior water spickets with frost free spickets         | -                           | -              | -              | -              | -              | -              |
| Replace kitchen cabinets and counter tops (deteriated as needed) | 323,300                     | -              | 77,300         | 79,600         | 82,000         | 84,400         |
| Replace bathroom vanities (all)                                  | 10,000                      | -              | 10,000         | -              | -              | -              |
| Replace tub surrounds as needed (40 units)                       | 60,000                      | -              | 15,000         | 15,000         | 15,000         | 15,000         |
| Replace interior light fixtures with incandescent fixtures       | 14,000                      | -              | 14,000         | -              | -              | -              |
| Paint existing front and rear doors                              | 13,500                      | 13,500         | -              | -              | -              | -              |
| Scuppers on roofs need to be redesigned                          | 20,000                      | 20,000         | -              | -              | -              | -              |
| Replace playground equipment, @ two playgrounds @ 10,000ea       | 10,000                      | -              | -              | -              | 10,000         | -              |
| Replace furnace & A/C in the administrative office               | -                           | -              | -              | -              | -              | -              |
| <b>Total</b>   | <b>948,497</b>              | <b>131,199</b> | <b>233,998</b> | <b>188,100</b> | <b>213,800</b> | <b>181,400</b> |

| <b>Brush Creek Towers (135 units)</b>  | <b>Total cost estimates</b> | 2009           | 2010          | 2011          | 2012          | 2013          |
|--|-----------------------------|----------------|---------------|---------------|---------------|---------------|
| Landscaping  | 15,000                      | 3,000          | 3,000         | 3,000         | 3,000         | 3,000         |
| <b>Vacancy reduction</b>   | <b>106,000</b>              | <b>20,000</b>  | <b>20,000</b> | <b>21,000</b> | <b>22,000</b> | <b>23,000</b> |
| Replace unit storm doors   | 42,600                      | -              | 13,500        | 14,200        | 14,900        | -             |
| Install new fire rated doors with new locking system all apartments (uniformity) | 132,000                     | 132,000        | -             | -             | -             | -             |
| Upgrade the Elevator   | 100,800                     | 100,800        | -             | -             | -             | -             |
| Replace dividers curtains in lobby   | 15,200                      | -              | 15,200        | -             | -             | -             |
| Replace smoking room furniture   | -                           | -              | -             | -             | -             | -             |
| Install bathroom exhaust fans (ventilation)                                      | 24,257                      | -              | 24,257        | -             | -             | -             |
| Install range hoods (@ \$250 ea) 100 units                                       | 39,500                      | -              | -             | -             | -             | 39,500        |
| Clean all ductwork   | 15,000                      | -              | 15,000        | -             | -             | -             |
| Moisture control (as needed)   | 5,000                       | 5,000          | -             | -             | -             | -             |
| Replace Dropped Ceiling in common area   | 4,000                       | 4,000          | -             | -             | -             | -             |
| Install a hot water boiler   | 32,000                      | 32,000         | -             | -             | -             | -             |
| Repave two parking lots  | 4,000                       | 4,000          | -             | -             | -             | -             |
| Replace security cameras and recorder  | 3,000                       | -              | 3,000         | -             | -             | -             |
| Replace trash compactor  | 26,000                      | 26,000         | -             | -             | -             | -             |
| <b>Total</b>   | <b>564,357</b>              | <b>326,800</b> | <b>93,957</b> | <b>38,200</b> | <b>39,900</b> | <b>65,500</b> |

| <b>Dunbar Gardens (65 units)</b>                           | <b>Total cost estimates</b> | 2009          | 2010          | 2011          | 2012          | 2013          |
|--|-----------------------------|---------------|---------------|---------------|---------------|---------------|
| Landscaping  | 25,000                      | 5,000         | 5,000         | 5,000         | 5,000         | 5,000         |
| <b>Vacancy reduction</b>                                   | <b>79,600</b>               | <b>15,000</b> | <b>15,000</b> | <b>15,800</b> | <b>16,500</b> | <b>17,300</b> |
| Replace 50% of the appliances (as needed)                  | 22,000                      | -             | 11,000        | 11,000        | -             | -             |
| Replace 20% of the condensing units each year.             | 55,900                      | -             | 13,000        | 13,600        | 14,300        | 15,000        |
| Replace floor tile in entries                              | -                           | -             | -             | -             | -             | -             |
| Appliances, ranges with glass fronts & light               | 3,000                       | -             | 3,000         | -             | -             | -             |
| Handicap bathrooms   | 23,000                      | 23,000        | -             | -             | -             | -             |
| Winterize front and back doors                             | 13,000                      | 13,000        | -             | -             | -             | -             |
| Tuck Pointing (as needed)                                  | 27,500                      | 5,000         | 5,200         | 5,500         | 5,800         | 6,000         |
| Repair all hand rails                                      | 6,000                       | 6,000         | -             | -             | -             | -             |
| Caulk all windows (exterior) to prevent water infiltration | 4,000                       | 4,000         | -             | -             | -             | -             |
| Re-build development catwalks                              | 538,500                     | -             | 125,000       | 131,000       | 137,800       | 144,700       |
| Replace all storm door screens with security screens       | 38,000                      | -             | 38,000        | -             | -             | -             |
| Replace damaged wardrobes in the units (10 wardrobes)      | 5,000                       | 5,000         | -             | -             | -             | -             |
| Roof replace roofs one roof a year                         | 12,000                      | -             | 3,000         | 3,000         | 3,000         | 3,000         |

|  |           |        |         |         |         |         |
|--|-----------|--------|---------|---------|---------|---------|
| Install scupper screens @ all buildings  | 1,500     | 1,500  | -       | -       | -       | -       |
| Replace window wells @ places windows will not open (10)                       | 2,500     | 2,500  | -       | -       | -       | -       |
| <b>Total</b>   | 856,500   | 80,000 | 218,200 | 184,900 | 182,400 | 191,000 |
| <b>Pemberton Heights (120 units)</b>   |           |        |         |         |         |         |
| <b>Total cost estimates</b>  |           | 2009   | 2010    | 2011    | 2012    | 2013    |
| <b>Vacancy reduction</b>   | 132,000   | 20,000 | 26,000  | 27,300  | 28,700  | 30,000  |
| Landscaping  | 22,500    | 4,500  | 4,500   | 4,500   | 4,500   | 4,500   |
| Replace fan coils and reconfigure fan coil enclosures so units can be serviced | 297,298   | -      | -       | 297,298 | -       | -       |
| Replace closet doors with bifold doors   | 15,800    | -      | 5,000   | 5,300   | 5,500   | -       |
| Replace bathroom vanities  | 51,600    | -      | -       | 25,200  | 26,400  | -       |
| Paint exterior with elastomeric aggregate                                      | 133,000   | -      | 133,000 | -       | -       | -       |
| Re-glaze atrium  | -         | -      | -       | -       | -       | -       |
| Paint 20% units based on length of occupancy                                   | 58,500    | -      | 14,000  | 14,400  | 14,800  | 15,300  |
| Replace tile in the main common area and entry way                             | 15,100    | -      | -       | -       | 15,100  | -       |
| Upgrade the elevator system from generator driven                              | 300,000   | -      | -       | -       | -       | 300,000 |
| Add additional lighting in the parking area                                    | 4,000     | -      | -       | -       | 4,000   | -       |
| Replace all thermostats (120 each installed)                                   | 14,500    | 14,500 | -       | -       | -       | -       |
| Replace kitchen cabinets, upper and lower                                      | 112,000   | -      | 26,000  | 27,300  | 28,700  | 30,000  |
| Replace trash compactor  | 26,000    | 26,000 | -       | -       | -       | -       |
| <b>Total</b>   | 1,182,298 | 65,000 | 208,500 | 401,298 | 127,700 | 379,800 |

|   |         |         |         |         |         |         |
|---|---------|---------|---------|---------|---------|---------|
| <b>Riverview (232 units)</b>                                |         |         |         |         |         |         |
| <b>Total cost estimates</b>                                 |         | 2009    | 2010    | 2011    | 2012    | 2013    |
| New appliances over three years (as needed)                 | 63,000  | 20,000  | 21,000  | 22,000  | -       | -       |
| Landscaping   | 30,000  | 6,000   | 6,000   | 6,000   | 6,000   | 6,000   |
| <b>Vacancy Reduction</b>                                    | 155,000 | 25,800  | 30,000  | 31,500  | 33,000  | 34,700  |
| Replace furnaces as needed 5 yr program                     | 99,500  | -       | 23,100  | 24,200  | 25,500  | 26,700  |
| Replace a/c as needed 5 yr. program                         | 90,300  | -       | 21,000  | 22,000  | 23,000  | 24,300  |
| Replace kitchen and bathroom fixtures                       | 56,757  | 56,757  | -       | -       | -       | -       |
| Re-work window sliders development wide                     | 10,000  | -       | -       | -       | 10,000  | -       |
| Replace water heaters 20%                                   | 102,900 | 18,000  | 19,700  | 20,700  | 21,700  | 22,800  |
| Tubs and shower enclosures need to be replaced or re-worked | 94,900  | -       | 22,000  | 23,100  | 24,300  | 25,500  |
| Install gutter screens throughout development.              | 14,000  | -       | -       | -       | -       | 14,000  |
| Paint community room & replace rear door                    | 3,000   | -       | 3,000   | -       | -       | -       |
| Repair sand and paint handrails throughout the development. | 20,000  | 20,000  | -       | -       | -       | -       |
| Install bollards at Highland and Missouri                   | 2,000   | -       | 2,000   | -       | -       | -       |
| Replace retaining wall that is close to office              | 12,000  | -       | 12,000  | -       | -       | -       |
| Refinish bathtubs as needed                                 | 21,000  | -       | 7,000   | 7,000   | 7,000   | -       |
| Side walk replacement                                       | 7,500   | 7,500   | -       | -       | -       | -       |
| Replace floor tile as needed                                | 33,100  | 6,000   | 6,300   | 6,600   | 6,900   | 7,300   |
| Roof replacement (4 Roofs)                                  | 24,000  | -       | 24,000  | -       | -       | -       |
| <b>Total</b>  | 838,957 | 160,057 | 197,100 | 163,100 | 157,400 | 161,300 |

|  |         |        |        |        |        |        |
|--|---------|--------|--------|--------|--------|--------|
| <b>Scattered Sites North (175 units)</b>       |         |        |        |        |        |        |
| <b>Total cost estimates</b>                    |         | 2009   | 2010   | 2011   | 2012   | 2013   |
| Vacancy reduction                              | 155,000 | 25,800 | 30,000 | 31,500 | 33,000 | 34,700 |
| 11105 N Main fence & driveway                  | 9,000   | 9,000  | -      | -      | -      | -      |
| Three foundation wall repairs                  | 10,000  | 10,000 | -      | -      | -      | -      |
| Roof replacement @ 1301NE 112th Terrace        | 9,500   | -      | -      | 9,500  | -      | -      |
| Roof replacement @ 5619 N Anita                | 9,500   | -      | -      | 9,500  | -      | -      |
| Roof replacement @ 5621 N Anita                | 9,500   | -      | -      | 9,500  | -      | -      |
| Roof replacement @ 5625 N Anita                | 9,500   | -      | -      | 9,500  | -      | -      |
| Roof replacement @ 5627 N Anita                | 9,500   | -      | -      | 9,500  | -      | -      |
| Roof replacement @ 5626 N London               | 9,500   | -      | -      | 9,500  | -      | -      |
| Roof replacement @ 5628 N London               | 9,500   | -      | -      | 9,500  | -      | -      |
| Replace Heat Pumps @ London & Anita 5 per year | 138,000 | -      | 46,000 | 46,000 | 46,000 | -      |
| Resurface stucco @ Beamon units                | 40,000  | -      | -      | -      | 40,000 | -      |

|   |                  |                |                |                |                |                |
|---|------------------|----------------|----------------|----------------|----------------|----------------|
| Re-plumb unit at 8307 A NW Everton  | 21,000           | 21,000         | -              | -              | -              | -              |
| Replace Sub Flooring @ 3746 N Cherry  | 7,400            | -              | -              | -              | 7,400          | -              |
| Replace Sub Flooring @ 5615 N Anita   | 7,400            | -              | -              | -              | 7,400          | -              |
| Paint 8 units at Gower  | 124,500          | -              | 28,900         | 30,300         | 31,900         | 33,400         |
| Paint 3508 NW 71st  | 10,400           | -              | -              | -              | 10,400         | -              |
| Paint 3510 NW 71st  | 10,400           | -              | -              | -              | 10,400         | -              |
| Paint 3505 NW 71st  | 10,400           | -              | -              | -              | 10,400         | -              |
| Paint 3507 NW 71st  | 10,400           | -              | -              | -              | 10,400         | -              |
| Paint 6919 Fisk   | 10,400           | -              | -              | -              | 10,400         | -              |
| Paint 6917 Fisk   | 10,400           | -              | -              | -              | 10,400         | -              |
| Paint 4812 Fremont  | 12,000           | -              | -              | -              | 12,000         | -              |
| Replace sub flooring/earpet @ 5617 N. Anita   | 6,800            | -              | 6,800          | -              | -              | -              |
| North Lane 6 units paint units (exterior)   | 17,000           | -              | -              | 17,000         | -              | -              |
| Hunter 22 units paint & replace roofs (roofs 154,000 paint 99,800)                              | 170,000          | 30,800         | 32,300         | 33,900         | 35,600         | 37,400         |
| North London 15 units paint & replace roofs   | 68,900           | -              | 33,600         | 35,300         | -              | -              |
| North Anita 15 units paint & replace roofs  | 68,900           | -              | 33,600         | 35,300         | -              | -              |
| 5627 N Anita Replace driveway   | 8,500            | 8,500          | -              | -              | -              | -              |
| 5603 N London replace driveway  | 8,500            | 8,500          | -              | -              | -              | -              |
| 5605 N London replace driveway  | 8,500            | 8,500          | -              | -              | -              | -              |
| 7000 block of NE Gower 7009 > 7017 (4 units) replace roofs                                      | 11,000           | -              | 11,000         | -              | -              | -              |
| 7123 > 7133 NW Gower replace roofs 6 units  | 16,500           | -              | 16,500         | -              | -              | -              |
| 7017 Gower repair basement  | 6,000            | 6,000          | -              | -              | -              | -              |
| 3508 NW 71st St repair basement   | 6,500            | 6,500          | -              | -              | -              | -              |
| 3507 NW 71st St water infiltration at foundation slab   | 11,500           | 11,500         | -              | -              | -              | -              |
| 6917 & 6919 N Fisk Replace windows, driveway & paint trim ext.                                  | 30,000           | 30,000         | -              | -              | -              | -              |
| 8230 & 8232 Troost trim trees, repair roof, clean gutters & repair fence                        | 14,000           | -              | -              | -              | 14,000         | -              |
| 3731 N Lidia replace the roof   | 7,500            | -              | -              | -              | 7,500          | -              |
| 11012 Lewis replace siding, exterior trim & driveway  | 10,000           | 10,000         | -              | -              | -              | -              |
| 10909 N Kenwood replace stoop, stairs, paint & replace roof                                     | 16,098           | -              | -              | -              | 16,098         | -              |
| 5621 N Anita water infiltration @ front NW corner of the unit                                   | 5,000            | 5,000          | -              | -              | -              | -              |
| 5617 > 5627 NE Barns erosion  | 2,000            | -              | 2,000          | -              | -              | -              |
| 3732 N Cherry replace heaving concrete sidewalks  | 3,000            | 3,000          | -              | -              | -              | -              |
| 8307 B Everton replace rotted siding, driveway, foundation leaks & roof                         | 16,000           | 16,000         | -              | -              | -              | -              |
| 8307 A Everton replace garage door, driveway & roof   | 10,000           | 10,000         | -              | -              | -              | -              |
| 11301 N Donnie Rehab, replace deck & remove tree  | 10,000           | -              | -              | 10,000         | -              | -              |
| 509 NW 71st Terrace replace driveway repair & seal deck & Clean decks.                          | 10,000           | 10,000         | -              | -              | -              | -              |
| 507 NW 71st Terrace replace driveway repair & seal deck & Clean decks.                          | 10,000           | 10,000         | -              | -              | -              | -              |
| 648 NE 83rd trim trees, paint window trim clean & repair gutters                                | 10,000           | -              | -              | -              | 10,000         | -              |
| 7321 N Lane paint exterior, deck replace 2 windows  | 8,500            | -              | 4,000          | 4,500          | -              | -              |
| 7323 N Lane paint exterior & replace filthy carpet  | 5,000            | -              | -              | -              | 5,000          | -              |
| 7356 N Lane paint exterior, deck & replace wood siding  | 9,000            | -              | -              | 9,000          | -              | -              |
| 7427 N Hunter paint interior & exterior replace carpet & linoleum                               | 15,100           | -              | -              | 15,100         | -              | -              |
| 900 NE 82nd Ter. Replace carpet, paint interior walls, replace roof, trim trees & seal the deck | 20,000           | -              | -              | 20,000         | -              | -              |
| 4309 Sunny Brook LN replace driveway, wood windows clean gutters                                | 10,500           | -              | 10,500         | -              | -              | -              |
| 7123 NW Gower replace rotted front trim, replace driveway & handrail                            | 10,000           | 10,000         | -              | -              | -              | -              |
| 7125 NW Gower replace driveway, rotted trim and paint   | 10,000           | 10,000         | -              | -              | -              | -              |
| <b>Total</b>  | <b>1,303,498</b> | <b>260,100</b> | <b>255,200</b> | <b>354,400</b> | <b>328,298</b> | <b>105,500</b> |

| <b>Central Scattered Sites (144 units)</b>  | <b>Total cost estimates</b> | 2009   | 2010   | 2011   | 2012   | 2013   |
|---|-----------------------------|--------|--------|--------|--------|--------|
| <b>Vacancy Reduction</b>  | 132,700                     | 25,000 | 25,000 | 26,200 | 27,600 | 28,900 |
| Replace water tanks as needed   | 10,800                      | -      | 5,400  | 2,700  | 2,700  | -      |
| Replace 10% of appliances @ Development   | 10,000                      | -      | 2,500  | 2,500  | 2,500  | 2,500  |
| Replace siding @ 705 Wabash   | 15,000                      | -      | -      | -      | 15,000 | -      |
| Replace siding @ 7506 E 50th Terrace  | 20,000                      | -      | -      | -      | 20,000 | -      |
| Replace siding @ 7504 E. 50th Terrace   | 15,000                      | -      | -      | -      | 15,000 | -      |
| Landscaping @ 8611 - 8619 E. 32nd   | 5,000                       | -      | -      | -      | 5,000  | -      |
| 7506 E 50th Terrace, siding, windows, front stairs & and garage are pulling away from house | 15,000                      | 15,000 | -      | -      | -      | -      |

form HUD 50075 (03/2003)

|   |                |                |               |               |                |               |
|---|----------------|----------------|---------------|---------------|----------------|---------------|
| 7504 E 50th Terrace, siding & new windows   | 10,000         |                | 10,000        | -             | -              | -             |
| 3721 E 60th St. Need new windows, install shower, old plaster wall needs to be replaced, replace carpet | 15,000         |                | 15,000        | -             | -              | -             |
| 705 Wabash, Install siding  | 10,000         |                |               |               | 10,000         | -             |
| 2820 E 12th St. Install siding  | 10,000         |                |               |               | 10,000         | -             |
| 3717 E 23rd St. Replace windows   | 4,000          | -              | 4,000         | -             | -              | -             |
| 4148 Collage Foundation leak  | 10,000         | 10,000         |               | -             | -              | -             |
| 7821 E 51st St. slab foundation is cracked from front to the back of the unit                           | 8,000          | 8,000          | -             | -             | -              | -             |
| 918 Cleveland wall next to the driveway needs to be re-worked   | 4,900          | 4,900          |               | -             | -              | -             |
| 5211 Euclid concrete behind house & driveway needs to be replaced, the foundation is leaking            | 8,000          | 8,000          | -             | -             | -              | -             |
| 2nd & Indiana stucco at rear of complex needs to be replaced  | 10,000         |                | 10,000        | -             | -              | -             |
| 2nd & Indiana furnaces need to be replaced (210) has been replaced (4units @ 2,850)                     | 11,000         |                | -             | 11,000        | -              | -             |
| 1711 Kensington Replace the deck, replace front & back fence  | 11,000         |                |               | 11,000        | -              | -             |
| 6712 E 17th St. Foundation leak   | 5,500          | 5,500          | -             | -             | -              | -             |
| 5824 Booth foundation leaking at the west wall  | 3,500          | 3,500          |               | -             | -              | -             |
| 5900 Agnes Replace the windows  | 5,000          |                | 5,000         | -             | -              | -             |
| 5940 Cypress Pl. Concrete work sidewalk, driveway & foundation  | 10,000         | 10,000         | -             | -             | -              | -             |
| 8611 E 32nd B Concrete slab broken at rear of unit, landscaping   | 7,500          | 7,500          | -             | -             | -              | -             |
| 8619 B 32nd Concrete slab broken at rear of unit, landscaping   | 7,500          | 7,500          | -             | -             | -              | -             |
| <b>Total</b>  | <b>374,400</b> | <b>104,900</b> | <b>76,900</b> | <b>53,400</b> | <b>107,800</b> | <b>31,400</b> |

| <b>South Scattered Sites (107 units)</b>             | <b>Total cost estimates</b> | <b>2009</b> | <b>2010</b> | <b>2011</b> | <b>2012</b> | <b>2013</b> |
|--|-----------------------------|-------------|-------------|-------------|-------------|-------------|
| <b>Vacancy Reduction</b>                             | 106,000                     | 20,000      | 20,000      | 21,000      | 22,000      | 23,000      |
| Landscaping  | 30,000                      | 6,000       | 6,000       | 6,000       | 6,000       | 6,000       |
| 7921 Woodland porch soffits and paint                | 1,500                       | -           | 1,500       | -           | -           | -           |
| Replace roof @ 7123 Indiana                          | 6,600                       |             | -           | 6,600       | -           | -           |
| Replace 4% of the hot water tanks                    | 24,000                      | 4,500       | 4,500       | 4,800       | 5,000       | 5,200       |
| Rework sewers (drainage) 10004 Hardesty              | 6,000                       | 6,000       | -           | -           | -           | -           |
| Rework sewers (drainage) 823 E. 75th                 | 9,000                       | 9,000       | -           | -           | -           | -           |
| Skim coat patio @ 8406 E. 111th                      | 2,000                       | -           | -           | -           | 2,000       | -           |
| Install vinyl siding @ 9201 Central                  | 7,000                       | -           | 7,000       | -           | -           | -           |
| Install vinyl siding @ 9203 Central                  | 7,000                       | -           | 7,000       | -           | -           | -           |
| Install vinyl siding @ 7401 E. 108th                 | 9,000                       | -           | 9,000       | -           | -           | -           |
| Install vinyl siding @ 11031 Booth                   | 9,000                       | -           | 9,000       | -           | -           | -           |
| Install vinyl siding @ 10707 Hillcrest               | 10,000                      | -           | 10,000      | -           | -           | -           |
| Replace windows @ 10707 Hillcrest                    | 8,000                       |             | 8,000       | -           | -           | -           |
| Replace windows @ 8406 E. 111th                      | 8,000                       |             | 8,000       | -           | -           | -           |
| Replace windows @ 1925 E. 74th                       | 8,000                       |             | 8,000       | -           | -           | -           |
| Replace windows @ 10419 Tullis                       | 7,000                       |             | 7,000       | -           | -           | -           |
| Replace windows @ 9632 Ditman Way                    | 7,000                       |             | 7,000       | -           | -           | -           |
| Replace windows @ 11216 Greenwood                    | 6,500                       |             | 6,500       | -           | -           | -           |
| Replace furnace / AC @ 10419 Tullis                  | 7,000                       |             | 7,000       | -           | -           | -           |
| Replace furnace / AC @ 10011 Hillcrest               | 7,000                       |             | 7,000       | -           | -           | -           |
| Replace furnace / AC @ 7129 Woodland                 | 7,500                       |             | 7,500       | -           | -           | -           |
| Replace furnace / AC @ 8406 E. 111th                 | 7,000                       |             | 7,000       | -           | -           | -           |
| Replace furnace / AC @ 9506 Overhill                 | 7,500                       |             | 7,500       | -           | -           | -           |
| Replace furnace / AC @ 9508 Overhill                 | 7,500                       |             | 7,500       | -           | -           | -           |
| Water diversion @ 11338 - 11328 S. Indiana           | 22,500                      | 22,500      | -           | -           | -           | -           |
| Water diversion @ 10774 - 10796 Hillcrest            | 21,500                      | 21,500      | -           | -           | -           | -           |
| Gutter guards at 9201 - 9203 Central.                | 7,200                       | -           | -           | -           | -           | 7,200       |
| Gutter guards at 9632 Ditman Way                     | 6,000                       | -           | -           | -           | 6,000       | -           |
| Repair foundations @ 8448 Main                       | 12,000                      | 12,000      | -           | -           | -           | -           |
| Repair foundations @ 7123 S Indiana                  | 12,000                      | 12,000      | -           | -           | -           | -           |
| Repair foundations @ 6709 W. 89                      | 15,000                      | 15,000      | -           | -           | -           | -           |
| Repair foundations @ 8407 E 109th                    | 10,000                      | 10,000      | -           | -           | -           | -           |
| 8406 E 1011th replace windows                        | 4,500                       |             | 4,500       | -           | -           | -           |
| 10707 Hillcrest replace windows                      | 20,000                      |             | 20,000      | -           | -           | -           |
| 10011 Hillcrest unit rehab                           | 37,500                      | 37,500      | -           | -           | -           | -           |
| 7405 Collage Mold remediation in basement            | 5,000                       | 5,000       | -           | -           | -           | -           |
| 2908 E 69th Mold remediation in basement             | 5,000                       | 5,000       | -           | -           | -           | -           |
| 10641 Bales Replace sump & and reconfigure discharge | 2,500                       | 2,500       | -           | -           | -           | -           |
| 9201 Central Replace siding and paint                | 6,000                       | -           | 6,000       | -           | -           | -           |

|  |         |         |         |        |        |        |
|--|---------|---------|---------|--------|--------|--------|
| 9203 Central Replace siding and paint  | 6,000   | -       | 6,000   | -      | -      | -      |
| 823 E 75th Basement drain is not functioning                                 | 2,000   | 2,000   | -       | -      | -      | -      |
| 7237 Olive foundation is leaking   | 5,500   | 5,500   | -       | -      | -      | -      |
| 7905 E 92nd replace leaking drain lines in unit, manifested in the bathroom  | 5,000   | 5,000   | -       | -      | -      | -      |
| 10004 Hardesty replace front porch posts (rotten)                            | 1,500   | 1,500   | -       | -      | -      | -      |
| 6311 Chestnut replace the tile in the bathroom @ bathtub with a tub surround | 4,000   |         |         | -      | 4,000  | -      |
| <b>Total</b>   | 525,800 | 202,500 | 198,500 | 38,400 | 45,000 | 41,400 |

**Notes for Attachment B**

- a) Executive Improvements: This expense anticipates consulting and training involved with the analysis, recommendations and implementation of management improvements necessary to improve HAKC staff customer relations, inter communications, productivity and efficiency.
- b) FDLA upgrades: This expense is anticipated for flooring, and HVAC system upgrades.
- c) Vacancy Reduction: This is an expense set aside for the repair of damages resulting from fire, storm and other unanticipated catastrophic occurrences that must be made to maintain occupancy or allow units to be reoccupied.

## **Attachment C**

### **Resident Advisory Board Members**

Regina Hubley-McDaniel  
Ginger White  
Betty Allen  
Lizzie Brown  
Christy Baughman  
Sandra Blankenbaker  
Ronald Caston  
Christine Robinson  
Martha Allen  
Janice Mack  
Johnnie Hendrix  
Sylvia Wilson  
Cinthea Williams  
Barbara Minor  
Eugene Stegall-Bey  
Sherwana Fuller  
Dorothea Gardenhire

## **Attachment D**

### **Resident Board Member**

**Mrs. Ellen White, 14200 East 49<sup>th</sup> Street, Apartment 431, Kansas City, Missouri**

## Attachment E Community Service

### Community Service Requirement

Community service requires that each non-exempt adult resident residing in public housing must (1) contribute eight (8) hours per month of community service (not including political activities), (2) participate in an economic self-sufficiency program for eight (8) hours per month; or (3) perform eight (8) hours per month of combined activities as described in (1) and (2).

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

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

# Attachment F

## Pet Policy

### PET POLICY AND PROCEDURES

Effective March 1, 2006

#### I. STATEMENT OF NONDISCRIMINATION:

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

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

#### II. SCOPE OF POLICY

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

#### III. RULES

##### A. PET CARE AND TREATMENT

- 1. Residents will be responsible for maintaining their pets in a healthy environment and for ensuring that their pets receive proper standard care and humane treatment.
- 2. No pet shall be left unattended in a dwelling unit for a period of time in excess of twelve (12) hours.
- 3. Residents will be responsible for keeping their pets and their dwelling units free from fleas, ticks and other infestations.
- 4. Residents will be responsible for threatening behavior on the part of their pets, as well as disturbances to neighbors due to barking, scratching or other unusual and/or persistent noises caused by their pets. Three (3) verified complaints, followed by written notice to the pet owner regarding this behavior will constitute grounds for termination of pet privileges and or eviction, subject to administrative review as provided in accordance with HAKC's resident grievance procedures.

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

**B. PET BOARDING**

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

**C. DISPOSAL OF PET WASTE**

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

**D. PET EXERCISE AND CONTROL**

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

**E. PET REGISTRATION**

1. The managers of each development will "interview" all pets before a resident is allowed to bring the pet to his or her unit. The purpose of the management "interview" is just to determine whether the pet appears overly aggressive or dangerous.
2. Residents must register their pets with HAKC prior to bringing said pets on the development site. All registrations must be updated annually or as necessary to maintain accurate records. The registration will include the following:
  - a. A certificate signed by a licensed veterinarian or a state or local authority empowered to inoculate animals stating that the pet has received all inoculations required by applicable state and local law;
  - b. Information sufficient to identify the pet and to demonstrate that it is a common household pet; and

- c. The name, address and phone number of one or more responsible parties who will care for the pet if the resident dies, is incapacitated or is otherwise unable to care for the pet.
3. HAKC may refuse to register the pet under the following circumstances:
  - a. The pet is not a common household pet
  - b. Keeping the pet would violate applicable house pet rules
  - c. The resident fails to provide complete pet registration information or fails to annually update the pet registration; or
  - d. HAKC reasonably determines, based upon the resident's habits and practices, that the resident would be unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament may be considered as a factor in determining the resident's ability to comply with the rules and lease obligations.
4. HAKC may not refuse to register a pet based upon the following
  - a. A determination that the resident is financially unable to care for the pet;
  - b. The pet is inappropriate, based upon the therapeutic value to the resident or the interests of the property or existing residents
5. HAKC shall notify the resident in the event that it refuses to register a pet. At the resident's option, any such decision shall be subject to administrative review as provided in accordance with HAKC's resident grievance procedures.

#### F. LIMITATION OF PETS

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

#### G. PET DEPOSIT

1. Elderly persons and persons with a disability will not be required to pay a pet deposit for a service animal. All other public housing residents are required to pay a pet deposit of \$100.00. The resident will have the option to pay the deposit - \$50.00 at the time of the lease signing or within 90 days from the date of registration of the pet; \$20.00 for the second month; \$20.00 for the third month; and \$10.00 for the fourth month. The full pet deposit must be paid within 90 days of the lease signing.
2. Said deposit will be used only to pay reasonable expenses directly attributable to the presence of the pet in the project, including, but not limited to, the cost of repairs and replacements to and fumigation of the dwelling unit and the cost of animal care facilities.
3. HAKC will refund the unused portion of the deposit to the resident within a reasonable time after the resident moves from the development or no longer owns or keeps the pet in the dwelling unit.

4. All pet deposits and pet waste removal charges shall be separate from and not a part of rent payable by the resident.
5. No pet deposit will be required on non-warm blooded animals with the exception of aquariums that exceed 10 gallons.

#### H. VISITING PETS

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

#### I. CERTIFICATION

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

### IV. VIOLATION PROCEDURES

- A. If HAKC determines on the basis of objective facts supported by written statements that a resident has violated these pet rules, HAKC shall serve written notice of said violation on the resident. Said notice shall contain the following:
  1. A brief statement of the factual basis for the determination and the pet rule or rules alleged to have been violated;
  2. A statement that the resident has forty-eight (48) hours from the service of the notice to correct the violation (including, in appropriate circumstances, removal of the pet) or to make a written request for a meeting to discuss the violation;
  3. A statement that the resident is entitled to be accompanied by another person of her/his choice at the meeting; and
  4. A statement that the resident's failure to correct the violation, to request a meeting or to appear at a requested meeting may result in initiation of procedures to terminate the resident's tenancy.
  5. This procedure is subject to the provisions of VI as provided herein.
- B. VIOLATION MEETING
  1. If the resident makes a timely request for a meeting to discuss the alleged pet rule violation, HAKC shall establish a mutually agreeable time and place for the meeting no later than forty-eight (48) hours from date of service of the notice of the pet rule violation, unless HAKC agrees to a later date.
  2. At the meeting, the resident and HAKC shall discuss any alleged pet rule violations and attempt to correct them.
  3. HAKC, as a result of the meeting, may give the resident additional time to correct the violation.
- C. PET REMOVAL

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

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

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

V. LEASE PROVISIONS:

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

VI. NUISANCE OR THREAT TO HEALTH OR SAFETY:

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

# Attachment G

## Chapter 21

### HOMEOWNERSHIP

[24 CFR 982.625 - .643]

#### A. INTRODUCTION

*On September 12, 2000 the U.S. Department of Housing and Urban Development (HUD) published the final rule to implement the "homeownership option" authorized by Section 8(y) of the United States Housing Act of 1937, as amended by section 555 of the Quality Housing and Work Responsibility Act of 1998. It became effective October 12, 2000 and was further amended on October 18, 2002. Under the Housing Choice Voucher (also known as "Section 8") Homeownership Option, the Housing Authority of Kansas City (HAKC) may provide tenant-based assistance to an eligible family to purchase a single-family dwelling (townhouse, single-family house, condominium, or cooperative).*

HAKC provides the option of using the Housing Choice Voucher for a participant to purchase a home through its HCV Homeownership Program ("the Program"). This chapter describes the eligibility requirements for the use of a voucher for homeownership, and policies and procedures for the administration of the Program.

#### B. GENERAL [24 CFR 982.625]

The homeownership option is used to assist a one or more eligible adult members of a family in purchasing a home. Housing Choice Voucher assistance will take the form of monthly homeownership assistance payments. HAKC will not impose any requirement for the recapture of homeownership assistance upon the sale or refinancing of a home purchased through the Program.

#### C. ADMINISTRATIVE CAPACITY

HAKC will seek funding for a case manager for implementation of the program. The role of the case manager will be to recruit participants and determine eligibility, implement partnerships with agencies providing homeownership and financial training and counseling, maintain case files and track participant progress.

HAKC will limit the number of participants in the Program at any given time in order to ensure the effectiveness of case management. When positions in the program become available HAKC will admit clients into the program as they were placed on a chronological waiting list.

#### D. Participant Eligibility

Applicants must meet all local and federal requirements listed below prior to acceptance into the Program and receipt of homeownership assistance:

##### 1. Federal Eligibility Requirements [24 CFR 982.627, 625]

- a. The family must be eligible for the Housing Choice Voucher program. The HAP will only be available for the family's head-of-household.
- b. The family must be currently enrolled in the Family Self-Sufficiency (FSS) Program and in compliance with the FSS contract; unless the family is elderly or disabled; or willing to enroll in the FSS Program and enter an FSS contract as a condition of acceptance into the HCV Homeownership Program; or has already graduated from the FSS Program;
- c. The family must qualify as a first-time homeowner (not have owned a home in the last three years), or be a cooperative member
- d. With the exception of elderly and disabled households, the family must meet the Federal minimum

income requirement. The family must have a gross annual income equal to or exceeding the federal minimum wage multiplied by 2000, based on the income of adult family members who will own the home. Unless the family is elderly or disabled, income from welfare assistance will not be counted toward this requirement.

- e. Unless the family is elderly or disabled, the family must meet the Federal minimum employment requirement:
- At least one adult family member who will own the home must be currently employed full time and must have been continuously employed for one year prior to receiving assistance under the Program.
  - HUD regulations define “full time employment” as not less than an average of 30 hours per week.
  - A family member will be considered to have been continuously employed even if that family member has experienced a break in employment, provided that the break in employment has been the only break in employment within the previous 12 calendar months and the break in employment was no longer than four weeks without good cause.
- f. The family must not have defaulted on a mortgage securing debt to purchase a home under the HCV Homeownership option;
- g. Except for cooperative membership, the family shall not have any member who has present ownership interest in a residence at the commencement of homeownership assistance.
- h. HAKC shall offer homeownership assistance if necessary as a reasonable accommodation for a person with a disability in accordance with 24 CFR 982.601 (b) (3). HAKC will determine what is reasonable based on the specific circumstances and individual needs of the person with a disability. HAKC will approve a live-in aide if necessary as a reasonable accommodation in accordance with 24 CFR 982.316.

#### 1. Local Eligibility Requirements:

- a. The family must be a current participant in HAKC Housing Choice Voucher Program in good standing, and completed an initial lease term.
- b. Except for elderly and disable the family must have a minimum savings of \$1,500. For elderly and disable they must have a minimum savings of \$999. This savings can come from IDA's, income tax refunds, gifts from family or friends, income savings or inheritance. The savings may not be established savings through the borrowing of funds through installment or revolving loans. Any monies in a savings or checking account for a period of four months or more will be considered saved.
- c. The family must have fully paid any outstanding debt owed to HAKC or any other Housing Authority or former or current Section 8 Landlord; and
- d. The family must not have caused any violations of HUD's Housing Quality standards within the last year; and
- e. The family must not have committed any serious or repeated violations of an HAKC-assisted lease.
- f. The Head-of-household will complete the Money Smart fiscal education training. Other fiscal education trainings that exceed a minimum of 15 hours of classroom time will be evaluated on a case-by-case base by the Section 8 homeownership staff.

**E. HOMEOWNERSHIP AND FINANCIAL COUNSELING REQUIREMENTS [24 CFR 982.630]**

The family must attend and satisfactorily complete homeownership counseling conducted by a HAKC approved housing counseling agency prior to receiving homeownership assistance through HAKC. Such counseling shall be consistent with HUD-approved housing counseling.

The following topics will be included in the homeownership counseling sessions:

- Home maintenance (including care of the grounds);
- Budgeting and money management;
- Credit counseling;
- How to negotiate the purchase price of a home;
- How to obtain homeownership financing and loan pre-approvals, including a description of types of financing that may be available, and the pros and cons of different types of financing;
- How to find a home, including information about homeownership opportunities, schools, and transportation in HAKC jurisdiction;
- Advantages of purchasing a home in an area that does not have a high concentration of low-income families and how to locate homes in such areas;
- Information about the Real Estate Settlement Procedures Act (RESPA), state and Federal truth-in-lending laws, and how to identify and avoid loans with oppressive terms and conditions;
- Information on Fair Housing requirements, including fair housing lending and local fair housing enforcement agencies

HAKC may require families with substantial credit and budget issues which will be an impediment to obtaining financing to complete financial counseling or training with an HAKC approved agency.

HAKC may require families to participate in additional homeownership or financial counseling after the home purchase if it determines counseling will further assist the family in fulfilling their responsibilities as homeowners and borrowers. Lenders or the secondary mortgage market may require periodic post-purchase counseling as part of their underwriting standards.

**F. ELIGIBLE UNITS [24CFR 982.628]**

The unit must meet all of the following requirements:

- The unit must meet HUD's "Eligible Housing" requirements. The unit may not be any of the following:
  - A unit receiving Section 8 project-based assistance;
  - A nursing home, board and care home, or facility providing continual psychiatric, medical or nursing services;
  - A college or other school dormitory;
- The unit exists or is under construction at the time the family enters the contract for sale.
- The unit is a one-unit property or a single dwelling unit in a cooperative or condominium.
- The unit has been inspected by HAKC and by an independent inspector designated by the family.
- The unit meets HUD Housing Quality Standards.
- The buyer must take possession through fee-simple title and the property must be conveyed by general warranty deed.

HAKC may not approve the seller of the unit if HAKC has been informed (by HUD or otherwise) that the seller is debarred, suspended, or subject to a limited denial of participation.

## **G. SEARCH AND PURCHASE REQUIREMENTS [24 CFR 982.629]**

HAKC will provide written notice to the family when it has successfully met all the requirements of the Program including completion of homeownership training and financial counseling, and is eligible to receive HCV homeownership assistance and ready to purchase a home.

HAKC, and the housing counseling agencies affiliated with the Program, may not direct families to specific homes, neighborhoods, real estate agents, or agencies. However, families may receive guidance on how to work with a real estate agent, find a home, and select a neighborhood based on information about homeownership opportunities, schools, and transportation in HAKC jurisdiction. This guidance may include discussing the advantages of purchasing a home in an area that does not have a high concentration of low-income families, and how to locate homes in such areas.

HAKC has established the maximum time that will be allowed for a family to locate and purchase a home. The family's deadline date for locating a home to purchase will be 120 calendar days from the date the family's eligibility for the HCV homeownership assistance is determined. For good cause, HAKC may extend a Section 8 family's time to locate the home for additional thirty (30) day increments for two increments.

The family must close on purchase of the home within 90 days of HAKC's approval of the Sales Agreement. For good cause, HAKC may extend a family's time to close on the purchase of the home for additional thirty (30) day increments for a maximum of four increments. Good cause shall include completing the construction of the home. HAKC will require periodic reports from the family on their progress in finding a home and obtaining financing.

If a family currently receiving voucher assistance is unable to locate a home within the time approved by HAKC, their rental assistance under the Housing Choice Voucher program shall continue. .

## **H. INSPECTIONS [24 CFR 982.631]**

The unit must meet Housing Quality Standards, and must also be inspected by an independent professional inspector selected and paid by the family. To assure the home complies with the Housing Quality Standards of the Section 8 program, homeownership assistance payments may not commence until HAKC first inspects the home. A total of two HQS inspections will be completed if needed. If any more than two inspections are needed the home buying process will be reviewed by the Director of Section 8 and another HQS inspection may be granted or denied based on these circumstances:

- Seller's ability or want to make the repairs
- The severity and total cost of the repairs
- The amount of time it will take to make the repairs
- The buyers ability to finance any future repairs
- The number of repairs needed

The independent inspection must cover major building systems and components. It should identify physical defects and report on property conditions which are, or could become a health and safety concern, or could require repair or replacement. The inspection should address, but not be limited to:

- Foundation and structure;
- Housing interior and exterior;
- Roofing;
- Plumbing, electrical and HVAC systems.
- Proper function of fireplaces, built-in appliances and garage door openers.
- Environmental concerns including potential lead-based paint hazards.

The independent inspector may not be a HAKC employee or contractor under HAKC control. HAKC will not require the family to use an independent inspector selected by HAKC, however HAKC requires that independent inspectors be ASHI (American Society of Home Inspectors) or similarly certified. Copies of the independent inspection report will be provided to the family and HAKC. Based on the information in this report, and the HQS inspection, the family and HAKC will determine whether any pre-purchase repairs are necessary. HAKC may disapprove the unit for homeownership assistance because of information in either inspection report.

**I. CONTRACT OF SALE [24 CFR 982.631]**

The family must enter into a contract of sale with the seller of the unit. A copy of the contract must be given to HAKC. The contract of sale must include the following:

1. the price and terms of sale,
2. allow for inspection by HAKC and the independent inspection referred to in Section H and state that the purchaser is not obligated to purchase unless such inspections are satisfactory to the purchaser and HAKC.
3. provide that the purchaser is not obligated to pay for any necessary repairs prior to purchase.
4. provide that the purchaser is not obligated to purchase if mortgage financing terms are not obtained which are satisfactory to the purchaser and approved by HAKC pursuant to Section J.
5. the contract must also contain a seller certification that the seller is not debarred, suspended, or subject to a limited denial of participation under 24 CFR part 24.
6. for contracts of sales that are established as for sale by owner must be written with the Missouri standard real estate contract.

**J. Realtor**

The family must select a license realtor from the State of Missouri to be their representation in establishing the contract of sale. A family may choose to purchase a home through for sale by owner, however a lawyer or a license realtor from the State of Missouri must review the contract of sale before HAKC will approve the purchase of the home.

**K. FINANCING [24 CFR 982.625, .632]**

The family is responsible for securing financing. HAKC, or the homeownership counseling agencies, may not direct the family to specific financing, but may inform the family of the various types and sources of available financing, and assist the family in determining which would be most economically advantageous for the family.

The primary mortgage loan must either:

1. be provided, insured, or guaranteed by the State or Federal government;
2. comply with secondary mortgage market underwriting requirements; or
3. comply with generally accepted private sector underwriting standards.

The primary mortgage must also be a fixed rate mortgage, have no excessive closing costs and must be affordable to the client. The financing must be approved by the HAKC prior to the signing of the contract.

1. The HAKC and the Head-of-Household will establish a joint account to allow the Lender to initiate electronic withdrawals from the account for payment of the monthly mortgage payment due Lender. This account will not be subject to any charges including but not limited to: Minimum amount, non-usage, etc. The HAKC will not be responsible for any late fees, legal fees, or any other fees of any type due to the Head-of-Household/borrower failing to make sufficient deposits to the account that would constitute a full and complete monthly mortgage payment.
2. The HAKC will deposit the monthly Section 8 Homeownership Program assistance payment into the established account by the fifth calendar (5<sup>th</sup>) day of each month.

3. The Head-of-Household will deposit his/her portion of the monthly mortgage payment (i.e., scheduled mortgage payment plus the Section 8 Homeownership Program assistance) into the account by the third (3<sup>rd</sup>) calendar day of each month.
4. The Lender will automatically withdraw the full mortgage payment amount on the sixth (6<sup>th</sup>) calendar day of each month.

The HAKC homeownership staff will determine the initial affordability of the loan based on a maximum total debt ratio. This ratio includes all housing costs (As described in part N) and current client debt (As reported on the client's credit report). The total debt must be below 41% of the client's adjusted income for the client to be qualified to receive a housing assistance payment in the HAKC Section 8 Homeownership Program. After figuring an affordable borrowing model the Homeownership Coordinator will forward an approval letter and approval amount to the lender for qualification. The Section 8 Homeownership Committee can make an exception to the 41% maximum debt rule for good cause.

The lender selected by the family will utilize the HAKC determination of the affordability to establish a mortgage qualification amount for the borrower. The proposed financing terms must then be submitted to and approved by HAKC prior to buyer loan application. The lender-approved loan terms must be approved by HAKC prior to purchase closing. HAKC may disapprove the proposed financing if HAKC determines that the debt is unaffordable or the loan terms are unfair or unreasonable. HAKC shall determine the affordability of the family's proposed financing. In making an affordability determination, HAKC may take into account all family expenses, including but not limited to child care, unreimbursed medical expenses, education, and non-secured loans.

Certain types of financing, including but not limited to, balloon payment mortgages, adjustable rate mortgages, interest only mortgages, sub-prime loans and those which involve excessive costs or pose substantial risk to the borrower will not be approved by HAKC.

The minimum down payment requirement shall be determined by the underwriting requirements of the primary lender.

#### **L. Post purchase work requirements**

The HCV recipient must continue to work 30 hours a week or more after the purchase of the home. If the HCV recipient becomes unemployed, the HAKC will complete an interim recertification and pay the complete amount of the mortgage or maximum standard payment, whichever is less, for one month. If at the end of the one month period the HCV recipient has not become employed he or she may request a 30 day extension for good cause. Up to four 30 day extensions may be filled for good cause. If there is no good cause for an extension, the Housing Assistance Payment may be withheld or terminated. (Good cause may include, but is not limited to Family Medical Leave Act, maternity leave, family illness, etc.) Proof of good cause will be required.

#### **M. FAMILY OBLIGATIONS AND CONTINUED ASSISTANCE [24 CFR 982.633]**

Homeownership assistance may only be paid while the family is residing in the home. The family or lender is not required to refund homeownership assistance for the month when the family moves out.

The family must comply with the following obligations upon acceptance into the Program and throughout the term of the HCV homeownership assistance:

- The family must attend and complete the initial and ongoing homeownership or financial counseling as required by HAKC.
- The family must select a home within 120 days of obtaining a homeownership voucher.
- The family must provide HAKC with a copy of the purchase contract.
- The family must select an independent inspector and provide HAKC with a copy of the inspection report.
- The family must select a lender, qualify for a loan, and provide HAKC with the terms of the loan before completing a loan application.
- The family must meet the down payment requirements of the lender and HAKC.

- The family must comply with the terms of the mortgage securing debt incurred to purchase the home, or any refinancing of such debt.
- Use and occupancy of the home are subject to CFR 982.551 (h) and (i).
- The family must supply information to HAKC or HUD as specified in 24 CFR 982.551(b). The family must further supply any information required by HAKC or HUD concerning mortgage financing or refinancing, sale or transfer of any interest in the home, or homeownership expenses, or death of a family member who holds interest in the property (homeownership assistance may continue in the event of the death of a family member, notwithstanding transfer of the title by operation of law to the decedent's executor or legal representative, so long as the home is occupied by remaining family members in accordance with Sec. 982.551.(h)
- The family must notify HAKC before moving out of the home.
- The family must notify HAKC if the family defaults on the mortgage.
- No family member may not have any ownership interest in any other residential property.
- The family must attend and complete such periodic homeownership or financial counseling as may be required by HAKC or the primary mortgage lender after purchase of the home.

Before commencement of homeownership assistance, the family must execute a statement in which the family agrees to comply with all family obligations under the homeownership option.

**N. MAXIMUM TERM OF HOMEOWNERSHIP ASSISTANCE [24 CFR 982.634]**

Except in the case of elderly or disabled families, the maximum term of homeownership assistance is:

- 15 years, if the initial mortgage term is 20 years or longer, or
- 10 years if the initial mortgage term is less than 20 years in length

For the elderly and disabled the maximum term of homeownership assistance shall be the full term of the initial first mortgage. The elderly exception only applies if the family qualified as elderly at the commencement of homeownership assistance. The disabled exception applies if, at any time during receipt of homeownership assistance, the family qualifies as disabled. Proof of being elderly or disable must be provided.

If the family ceases to qualify as elderly or disabled during the course of homeownership assistance, the maximum term becomes applicable from the date assistance commenced. However, such a family must be afforded at least 6 months of homeownership assistance after the maximum term becomes applicable.

**O. HOMEOWNERSHIP ASSISTANCE PAYMENTS AND EXPENSES [24 CFR 982.635]**

The monthly homeownership assistance payment will be the lower of: the voucher payment standard minus the total homeowner payment, or the monthly homeownership expenses minus the total homeowner payment. The total homeowner payment shall be calculated in the same manner as the total tenant payment under HAKC Housing Choice Voucher Program.

In determining the amount of the homeownership assistance payment, HAKC will use the same payment standard schedule, payment standard amounts, and subsidy standards as those described in this plan for the Housing Choice Voucher program.

HAKC will pay the homeownership assistance payment directly to a lender in a shared account with the family (As described in part J).

Some homeownership expenses are allowances determined by HAKC in accordance with HUD regulations. These allowances are used in determining expenses for all homeownership families and are not based on the condition of the home.

Homeownership expenses include:

- Principal and interest on mortgage debt.
- Mortgage insurance premium.
- Taxes and insurance.
- HAKC utility allowance used for the voucher program.
- HAKC allowance of \$50 for routine maintenance costs.
- HAKC allowance of \$50 for major repairs and replacements.
- Principal and interest on debt for improvements.
- Homeowners Association dues.
- If the home is a cooperative or condominium, expenses also include operating expenses or maintenance fees assessed by the coop or condo association.

## **P. RECERTIFICATION**

In accordance with HUD requirements, the HAKC will reexamine the income and household composition of all families at least annually.

### Annual Reexamination

The HAKC will maintain a reexamination tracking system and the household will be notified by mail of the date and time for their interview at least 90 days in advance of the anniversary date. If requested as an accommodation by a person with a disability, the HAKC will provide the notice in an accessible format. The HAKC will also mail the notice to a second party, if requested as reasonable accommodation for a person with disabilities

Reexaminations are required to be completed at least annually. HAKC will have all recertifications for families completed before the anniversary date. This includes notifying the family of any changes at least 30 days before schedule date of mortgage due. If there has been a misrepresentation by the tenant, or if the tenant caused a delay in the reexamination processing, there may be a retroactive increase in the tenant portion towards the mortgage.

### Interim Reexaminations

The HAKC may conduct an interim reexamination of the family income and composition at any time. The family is required to request an interim determination of family income or composition whenever there are changes since the last determination. They must report changes to the HAKC within 30 days of the change.

### Reporting Interim Changes

Program participants must reports all changes in household composition to the HAKC between annual reexamination.

#### Increase/Decrease in Income

- HAKC will conduct interim reexamination when families have an increase/decrease in income. Families are required to report all increases/decrease in income/assets within 30 days of the changes. HAKC will calculate the change if a decrease in income is reported.
- HAKC will verify all changes according to the verification policies
- Changes will be processed when reported. If there is a discrepancy between the reported and verified income an increase in tenant mortgage may be made retroactive to the effective date of change
- If the increase/decrease in income is not reported timely, the increase/decrease will be made effective retroactive to the date it would have been effective if the change had been reported timely. The tenant will be required to reimburse the HAKC for any over payment.

### Collection of Information

HAKC will verify the information collected for the purpose of reexamination to ensure that the income data and family composition data provided by families is complete and accurate. HAKC representative will interview family at an HAKC office and document the information provided by the family on the appropriate recertification forms. The information will be reviewed with the family to ensure accuracy.

All families must execute a HUD approved release of information form authorizing any depository or private source of income, or any federal, state or local agency, to furnish or release to the HAKC or HUD such information as the HAKC or HUD determines to be necessary.

Persons with disabilities who are unable to come to the HAKC's office may, upon written request, have their reexamination interview conducted at their home. The HAKC may request third party verification prior to honoring such a request.

#### Notification to Recertify

The written notification will advise which family members are required to attend the interview. The family may call to request another appointment date up to 10 days prior to the interview. If the family does not appear for the recertification interview, and has not rescheduled or made prior arrangements with the HAKC, a second appointment will not be reschedule without documentation of the reason for the missed appointment. If the family fails to appear for the second appointment, HAKC will then send the family notice of termination which includes a right to request an informal hearing.

Exception to these policies may be made by the Executive Director if the family is able to document an emergency situation that prevented them from rescheduling or attending the appointment.

#### **Q. PORTABILITY** [24 CFR 982.636, 982.353(b) and (c), 982.552, 982.553]

Subject to the restrictions on portability included in HUD regulations and in Chapter 13 of this plan, the family may exercise portability if the receiving PHA is administering a voucher homeownership program and accepting new homeownership families.

The receiving PHA may absorb the family into its voucher program, or bill the initial PHA. The receiving PHA arranges for case management and housing counseling. The family must comply with the receiving PHA's homeownership policies.

#### **R. MOVING WITH CONTINUED ASSISTANCE** [24 CFR 982.637]

A family receiving homeownership assistance may move with continued tenant-based assistance. The family may move with voucher rental assistance or with voucher homeownership assistance. Continued tenant-based assistance for a new unit cannot begin as long as any family member holds title to the prior home. HAKC prohibits more than one move by the family during any one year period.

HAKC may deny permission to move with continued rental or homeownership assistance if HAKC determines that it does not have sufficient funding to provide continued assistance. HAKC may also deny permission to move with continued assistance if the HAKC determines that the new mortgage debt is unaffordable or the loan terms are unfair or unreasonable. The HAKC will require the family to complete additional homeownership counseling or meet other HCV Homeownership Program requirements prior to moving to a new unit with continued assistance under the homeownership option.

#### **S. DENIAL OR TERMINATION OF ASSISTANCE** [24 CFR 982.638]

Termination of homeownership assistance is governed by the policies for the Housing Choice Voucher program contained in chapter 15 of the Administrative Plan. However, the provisions of 24 CFR 982.551 (c) through (j) are not applicable to homeownership.

HAKC will terminate homeownership assistance if the family violates any of the following:

- If any member of the family commits fraud, bribery or any other corrupt or criminal act in connection with the program;

- If any family member engages in drug-related criminal activity or violent criminal activity or other criminal activity that threatens the health, safety or right to peaceful enjoyment of other residents and persons residing in the immediate vicinity of the premises.
- If any family member abuses alcohol in a way that threatens the health, safety or right to peaceful enjoyment of other residents and persons residing in the immediate vicinity of the premises
- If any member of the family is verbally or physically abusive toward any member of the HAKC staff or if a continued attempt is made by the client not to follow the rules and regulations of the program.
- Family members may not receive Section 8 tenant-based assistance while receiving another housing subsidy for the same unit or for a different unit, under any duplicative federal, State or local housing assistance program

**T. DEFAULT ON FHA-INSURED MORTGAGE.**

If the family defaults on an FHA-insured mortgage, HAKC may permit the family to move with continued Section 8 housing choice rental assistance if the family demonstrates that it has (a) conveyed title to the home to HUD or its designee, as required by HUD; and (b) moved from the home within the period established or approved by HUD.

If the Head-of-Household is found to be in default of the mortgage by the lender and the head of household, within a reasonable time, has not cured the default or taking steps satisfactory with the lender to cure the default AND HAKC determines such default and failure to cure the default to be a violations of the Family Obligations under the Section 8 Program, the HAKC may deny or terminate assistance in accordance with applicable rules, regulations and policies."

**U. DEFAULT OF NON-FHA-INSURED MORTGAGE**

If the family defaults on a mortgage that is not FHA-insured, HAKC may permit the family to move with continued Section 8 housing choice voucher rental assistance if the family demonstrates that it has (a) conveyed title to the home to the lender, as may be permitted or required by the lender; and (b) moved from the home within the period established or approved by the lender and/or HAKC.

If the Head-of-Household is found to be in default of the mortgage by the lender and the head of household, within a reasonable time, has not cured the default or taking steps satisfactory with the lender to cure the default AND HAKC determines such default and failure to cure the default to be a violations of the Family Obligations under the Section 8 Program, the HAKC may deny or terminate assistance in accordance with applicable rules, regulations and policies."

**V. Section 8 Homeownership Committee**

A Section 8 Homeownership Advisory Committee will be formed to review Section 8 Homeownership policies and procedures, review client's initial HCV homeownership qualification and review all special circumstances that may arise from the program such as the families in default and unemployed HCV homeowner clients.

**W. Family Termination from Homeownership Program Prior to Home Purchase**

A family can be terminated from the Section 8 Homeownership prior to purchasing without being terminated from the Section 8 rental program. Reasons for termination before the sale of the home include:

- Client voluntarily terminating themselves
- Clients break the rules and regulations of the Homeownership Program
- Clients are verbally abusive or threatening of staff

All clients purchasing homes that transition directly from the Section 8 rental program to homeownership will be considered successful graduates of the program. These graduates may or may not accept Housing Assistance Payments.

**X. Inactive Clients**

Clients that are contacted six consecutive months but don't respond, will be sent a letter explaining that they will be placed on an inactive list and only contacted every six months. The client must respond to the letter in 10 working days or they will be placed on the inactive list. Clients will only be taken off the list if they attend a meeting with their case manager.

**Public Housing**  
**Homeownership**

# About the Public Housing Homeownership Program?

The Public Housing Homeownership Program is designed to aid residents of Public Housing in the purchase of a home. This program is dedicated to helping individuals with credit rebuilding, financial education, a homeownership course and help to establish saving habits. This program doesn't supplement the mortgage or give money to the participating client for homeownership. The program does advocate, case manage and partner the client with agencies and loan products that will help in purchasing a home.

## Are You Ready for Your Own Home?

Advantages of homeownership:

- Independence and Privacy
- Increased Equity with every Payment
- Stability for your Family
- Tax Advantages
- Inspires Creativity

## Who Is Eligible?

In order to be considered for the program, each individual or family must:

- Be a current resident of Public Housing
- Be in good standing with the HAKC
- Be willing to meet regularly with our Public Housing Case Managers
- Attend a 10-week (One night a week) Money Smart Program class
- Attend a homeownership class
- Complete and abide by our participation agreement and guidelines

Although the eligibility requirements mentioned above must be met for the Housing Authority of Kansas City, a mortgage lender may have specific income and credit requirements not listed.



## How Long is this Program?

The Public Housing Homeownership Program will vary in length from a minimum of six months to as long as it takes for the participant to be approved by a lender.

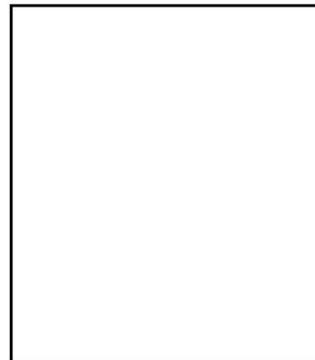
The first step of the program is attending an orientation. During the orientation the program is explained in full and the participant has the opportunity to sign up for a one-on-one meeting with a case manager.

The second step involves filling out an application at your individual meeting with the case manager. The staff will partner you with a credit counseling agency that will work with you on any credit repair you may need. A plan and time-line for your completion will be developed by your case manager.

During the third step you attend your Money Smart and homeownership courses. The Money Smart course is a free financial education course. The homeownership course is offered for a small fee.

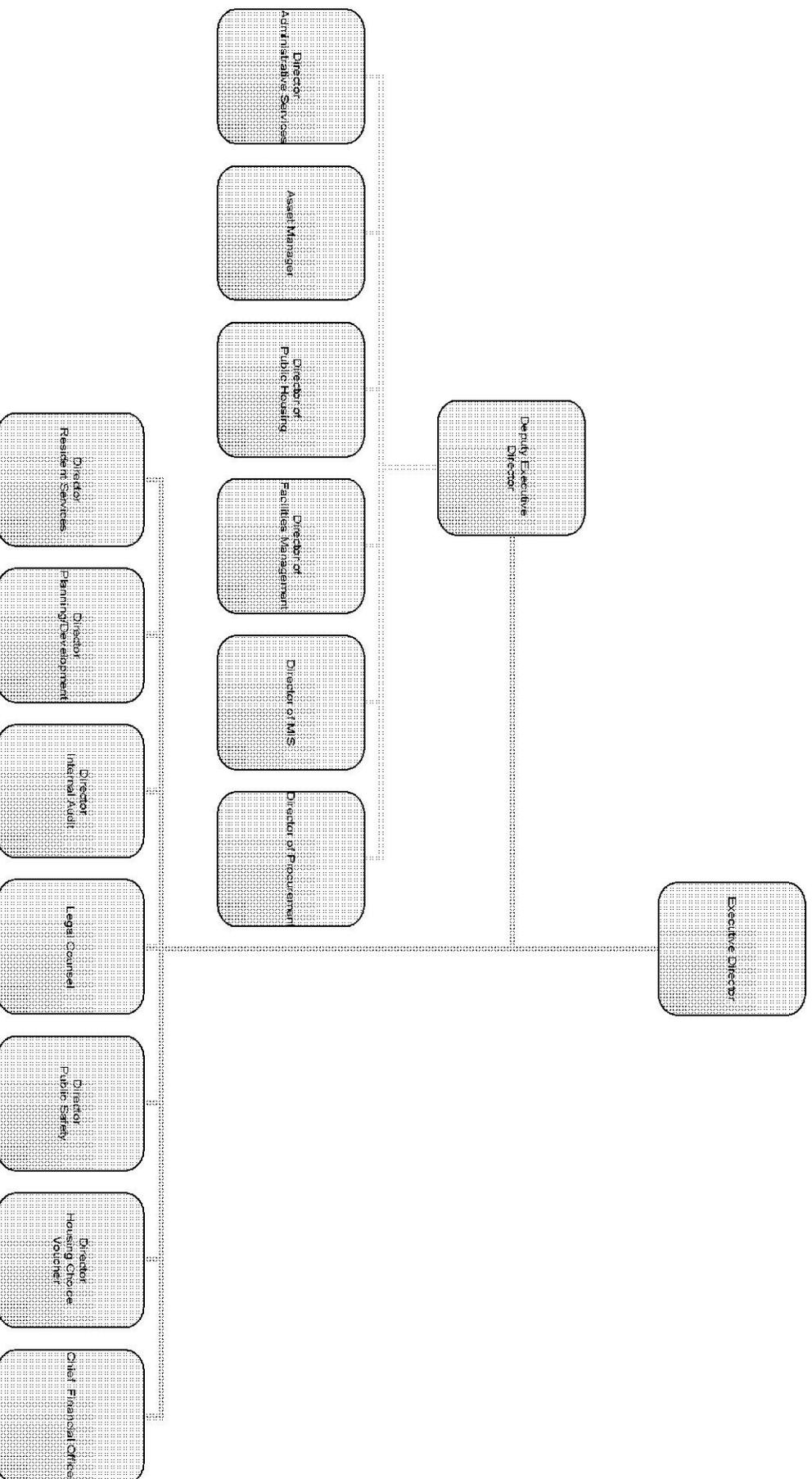
The fourth step is to become preapproved by a lender and partner with a realtor. Some participants will not be ready for lender preapproval after they have completed steps 1-3 because their credit repair is not completed or they haven't saved enough for a down payment (We suggest \$1,000). Others will be ready to purchase a home. These individuals will go out with their realtor and start the search for their perfect home!

**“We’ll Be There every Step of the way!”**



# Attachment H

## Organizational Chart



# Attachment I

## Comments of the Resident Advisory Board

1125 Grand Boulevard • Suite 1900  
Kansas City, MO 64106  
(816)474-6750 • fax (816)474-9751  
Administration: Suite 2000 • fax (816)474-1578

Gregg Lombardi  
Executive Director

September 29, 2008

Mr. Edwin Lowndes  
Executive Director  
Housing Authority of Kansas City, Missouri  
301 E. Armour Boulevard  
Kansas City, Missouri 64111

Re: Housing Authority of Kansas City, Missouri,  
Annual Plan for Fiscal Year 2009

Dear Mr. Lowndes:

The following constitutes the Public Housing Resident Council's (PHRC) and the Resident Advisory Board's (RAB) comments on the Housing Authority of Kansas City, Missouri's (HAKC) Annual Plan for Fiscal Year 2009:

1. On page 24, Section 6(A)(1) indicates that HAKC has established written grievance procedures in addition to the federal requirements. The question asks HAKC to list any additions to the federal requirements. Despite the fact that HAKC indicates that it has, in fact, established written grievance procedures that are additional to federal requirements, it does not list those additional requirements.

2. On page 35, under Section 8.2(H)(2), the word "no" should be inserted in the first line between the word "is" and the word "longer."

3. On page 37, under Section 11(A)(1), the Annual Plan Template asks if the PHA administers any home ownership program for public housing. HAKC responds that it does not. I was under the impression that HAKC does have a home ownership program for public housing residents or, at least, an opportunity for Money Smart classes and other home ownership information for public housing residents. Please explain why HAKC posted a negative response to this question.



4. On page 38, under Section 11(B), the Annual Plan Template asks if HAKC plans to administer a Section 8 Home Ownership Program. HAKC indicates that it does not plan to administer a Section 8 Home Ownership Program. I am aware of HAKC's Section 8 Home Ownership Program. Therefore, the answer to that question should be yes and HAKC should continue to answer the questions that follow in that section regarding the Section 8 Home Ownership Program.

Furthermore, HAKC's responses to Questions 11(A) and (B) on pages 37 to 38 conflict with its own admission of having preferences for public housing home ownership participants and Section 8 home ownership participants as stated on page 40 under Section 12(B)(1)(a).

5. On page 41, under Section 12(B)(2), HAKC says that it does not maintain the minimum program size required by HUD for Family Self Sufficiency (FSS) Section 8 participants. The Annual Plan Template asks whether the most recent FSS Action Plan addresses the steps that HAKC plans to take to achieve the minimum program size. HAKC responds negative to that question. However, HAKC later says in the same section that "the FSS Action Plan provides a recruitment plan." The answer to Question (2)(b) should be yes.

6. On page 42, Section 13(A)(1), the first three boxes should be checked off thereby making all boxes filled in.

7. On page 46, under Section 18(C), HAKC indicates that it plans to investigate the feasibility of being designated a Moving to Work Agency; and if feasible, HAKC plans to pursue such a designation. The PHRC and the RAB strongly object to the designation of HAKC as a Moving to Work Agency. Throughout the country, Moving to Work Agencies have consistently waived important protections for public housing residents and Section 8 participants. The Moving to Work Program enables public housing authorities to choose to operate their programs without regard to the many statutory and regulatory protections afforded public housing residents and Section 8 participants. If the HAKC were to submit an application to HUD to be designated as a Moving to Work Agency, the PHRC and the RAB would again object to such a designation.

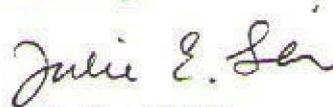
8. On page 62, HAKC has provided the wrong address for Ellen White. The correct address is 14200 East 49<sup>th</sup> Street, Apt. 431, Kansas City, Missouri.

9. On page 63, the Attachment E on community service indicates that community service requires that each non-exempt adult resident residing in a HOPE VI development must comply with the requirements of community service. Does HAKC only require HOPE VI development residents to comply with community service? It was my understanding that all non-exempt residents had to comply with the community service requirement regardless of whether their development was a recipient of HOPE VI funds.

10. On page 66, under Section F, in the heading, the word "limitation" has been misspelled.

This completes the comments of the PHRC and the RAB to HAKC's Annual Plan for Fiscal Year 2009. Thank you for the opportunity to provide comments to the Plan.

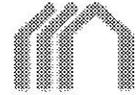
Sincerely,



Julie E. Levin  
Managing Attorney

JEL/kr

cc: Jeff Lines  
HAKC Board of Commissioners  
Resident Advisory Board  
Public Housing Resident Council



**Housing Authority of  
Kansas City, Missouri**

October 7, 2008

Ms. Julie Levin  
Suite 1900  
1125 Grand Boulevard  
Kansas City, MO 64106

**Re: Annual Plan Fiscal Year 2009**

Dear Ms. Levin:

We have received the comments from the Resident Advisory Board regarding the Housing Authority of Kansas City's Annual Plan Fiscal Year 2009. Below are our responses to their questions and comments.

1. Section 6(A)(1) has been changed to list the additions to the federal requirements as Hearing officers must have legal training and HAKC staff may not serve as hearing officers.
2. Section 8.2(H) (2) the sentence has been changed to read: "The location of the site is no longer conducive . . ."
3. You inquired about our response to Section 11(A)(1) regarding a public housing homeownership program. The Template request if we administer a program under specific programs, the 5h, HOPE I and Section 32 programs. HAKC does not have such programs. Thus, our answer as shown in the Plan is correct. While our public housing resident, within certain restrictions, can participate in the Section 8 homeownership program, we do not have a public housing homeownership program within the context used in the Template. Due to this incentive, we indicated in Section 12(B)(1)(a) that there is an eligibility preference for public housing homeownership option participation.
4. Section 11(B) has been corrected to show that HAKC does administer a Section 8 Homeownership Program. Also, this Section has been changed to indicate that the eligibility criteria is shown admission preferences is shown in Section D of Attachment G.
5. Section 12(B)(2) has been changed to reflect the correct the minimum size of the public housing FSS program, the number of participants in the public housing FSS program, the minimum size of the Section 8 FSS program, and the number of participants in the Section 8 FSS program. We also amended our response to the question about our efforts to meet the minimum program size.
6. The first three boxes in Section 13(A)(1) have been checked.

7. Your comments to Section 18(C) and our indication that we would pursue an MTW designation if available is been noted.
8. Ms. White's address has been corrected.
9. The first sentence in Attachment E referring to Community Service has been changed to read: "Community service requires that each non-exempt adult resident residing in public housing must (1) contribute eight (8) hours per month of community service (not including political activities); (2) participate in an economic self-sufficiency program for eight (8) hours per month; or (3) perform eight (8) hours per month of combined activities as described in (1) and (2)."
10. The spelling error in the Pet Policy has been corrected.

I appreciate the participation of the Resident Advisory Board and its comments in the development of the 2009 Annual Plan. Thank you for your assistance.

Sincerely,

Edwin T. Lowndes  
Executive Director

## Attachment J Grievance Procedures

### HOUSING AUTHORITY OF KANSAS CITY, MISSOURI (HAKC) PUBLIC HOUSING GRIEVANCE PROCEDURE

#### I. Definitions applicable to the grievance procedure: (§ 966.53)

A. Grievance: Any dispute a Tenant may have with respect to HAKC's action or failure to act in accordance with the individual Tenant's lease or HAKC regulations that adversely affects the individual Tenant's rights, duties, welfare or status.

B. Complainant: Any Tenant (as defined below) whose grievance is presented to the HAKC (at the central office or the development office) in accordance with the requirements presented in this procedure.

C. Elements of due process: An eviction action or a termination of tenancy in a State or local court in which the following procedural safeguards are required:

1. Adequate notice to the Tenant of the grounds for terminating the tenancy and for eviction;
2. Right of the Tenant to be represented by counsel;
3. Opportunity for the Tenant to refute the evidence presented by the HAKC, including the right to confront and cross examine witnesses and to present any affirmative legal or equitable defense which the Tenant may have;
4. A decision on the merits of the case.

D. Hearing Officer: A person selected in accordance with 24 CFR § 966.55 and this procedure to hear grievances and render a decision with respect thereto.

E. Tenant: The adult person (or persons other than a Live-in aide): (1) Who resides in the unit, and who executed the lease with the HAKC as lessee of the dwelling unit, or, if no such person now resides in the unit, (2) Who resides in the unit, and who is the remaining head of the household of the Tenant family residing in the dwelling unit.

F. Resident Organization: An organization of residents, which also may include a resident management corporation.

#### II. Applicability of this grievance procedure (§ 966.51)

In accordance with the applicable Federal regulations (24 CFR § 966.50 et seq.) this grievance procedure shall be applicable to all individual grievances (as defined in Section I above) between Tenant and the HAKC with the following exception:

A. HUD has issued a due process determination that the law of the State of Missouri requires that a Tenant be given the opportunity for a hearing in court which provides the basic elements of due process (as defined above) before eviction from the dwelling unit. Thus, when approved or authorized by senior management personnel, the grievance procedure shall not be required of any termination of tenancy or eviction that involves:

- 1) Any criminal activity that is an **imminent** threat to the health or safety of residents or employees of the HAKC, or
- 2) Any violent or serious drug-related criminal activity on or off HAKC's premises. [§966.51 (2) (i) (A) (B) and (C)]
- 3) There will, however, be a presumption that all tenants are entitled to a grievance hearing unless there is clear evidence that the eviction involves activity stated in (1) or (2) above

and senior management personnel has approved the exclusion of a grievance hearing.

B. The HAKC grievance procedure shall not be applicable to disputes between Tenants not involving the HAKC or to class grievances. The grievance procedure is not intended as a forum for initiating or negotiating policy changes between a group or groups of tenants and the HAKC's Board of Commissioners. [§ 966.51 (b)]

This grievance procedure is incorporated by reference in all Tenant dwelling leases and will be furnished to each Tenant and all resident organizations. [§ 966.52 (b) and (d)]

Prior to any changes to this grievance procedure, HAKC must provide at least thirty (30) calendar days notice to Tenants and Resident Organizations, setting forth the proposed changes and providing an opportunity to present written comments. Comments submitted shall be considered by the HAKC before any revisions are made to the grievance procedure. [§ 966.52 (c)]

### **III. Informal settlement of a grievance [§ 966.54]**

Any grievance must be personally presented, either orally or in writing, to the HAKC's legal department or the management office of the development in which the complainant resides within five (5) calendar days after the grievable event.

Grievances related to complaints about operational matters that are received by HAKC will be referred to the person responsible for the management of the development in which the complainant resides. Grievances involving complaints related to discrimination, harassment, or disability rights will be referred to the Executive Director (or his/her designee).

As soon as the grievance is received, it will be reviewed by HAKC to determine if any of the exclusions noted above applies. If it is determined that an exclusion applies, HAKC personnel will notify the complainant in writing that the matter raised is not subject to the HAKC's grievance procedure, with the reason therefore.

If none of the exclusions apply, the complainant will be contacted to arrange a mutually convenient time to meet to discuss the grievance informally and attempt to resolve the matter prior to a formal grievance hearing. At the informal meeting the complainant will present the grievance and HAKC personnel will attempt to settle the grievance to the satisfaction of both parties.

Following the informal discussion the HAKC shall prepare and either hand deliver or mail, first class postage prepaid in the United States mail to the complainant, a written summary of the discussion. If the complainant did not participate in an informal meeting, a written summary stating such will be prepared. In each case, the summary shall specify, as applicable, the names of the participants, the dates of meeting, the nature of the proposed disposition of the complaint and the specific reasons therefore, and shall specify the procedures by which a formal hearing under this procedure may be obtained if the complainant is not satisfied. A copy of this summary shall also be placed in the Tenant's file. A receipt signed and dated by the complainant or a written return of service signed and dated by the HAKC representative showing the date of personal delivery to the Tenant or to the Tenant's household will be sufficient proof of time and date of delivery for the summary of the informal discussion. [§ 966.55 (a)]

### **IV. Formal Grievance Hearing**

If the complainant is dissatisfied with the result of the informal discussion, or if the complainant does not participate in the informal discussion, then the HAKC may proceed with the adverse action. If a formal grievance hearing is desired by the complainant, the complainant must submit a written request for a grievance hearing to the HAKC's legal department at the address indicated within the written summary no later than three (3) business days after receiving the written summary of the informal meeting.

The written request for a formal grievance hearing shall specify the reasons for the grievance and the action of relief sought from the HAKC.

If the complainant requests a hearing in a timely manner, the HAKC shall schedule a hearing on the grievance at the earliest date possible for the complainant, the HAKC, and the hearing officer following the HAKC's receipt of the complainant's request.

If the complainant fails to request a grievance hearing within three (3) business days after receiving the written summary of the informal meeting the HAKC's decision becomes final and the HAKC is not obligated to offer the complainant a formal hearing unless the complainant can show good cause why he/she failed to proceed in accordance with this procedure. [§ 966.55 (c) and (d)]

The HAKC hereby adopts an expedited grievance hearing procedure consistent with 24 CFR Section 966.55(g). Accordingly, the informal settlement of grievances set forth above does not apply to any grievances concerning a termination of tenancy not excluded from this grievance procedure involving: 1) Any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the HAKC's public housing premises by other residents or employees of the HAKC or 2) Any drug related criminal activity on or near such premises. In such cases, HAKC may hold the hearing within five (5) business days of receipt by HAKC of the Tenant's Request for a hearing.

Failure to request a grievance hearing does not affect the complainant's right to contest the HAKC's decision in a court hearing. [§ 966.55 (c)]

#### **V. Selecting the Grievance Hearing Officer [§ 966.55 (b) (2) (ii)]**

A grievance hearing shall be conducted by an impartial person or persons appointed by the HAKC Executive Director to be the grievance hearing officer after consultation with and input from the Public Housing Resident Council (PHRC). The Executive Director will make every effort to obtain the concurrence of the PHRC in selecting hearing officers. However, if concurrence cannot be obtained, the Executive Director will have the authority to make the final decision on the appointment of the hearing officers. In the event that the Executive Director appoints a hearing officer who is opposed by the PHRC, he or she will provide the PHRC with a written explanation for the decision.

The hearing officer for all grievances will be an impartial person or persons with legal training such as an attorney or paralegal. Staff of HAKC may not serve as the hearing officer. The hearing officer may receive a stipend for his/her services.

HAKC will contact persons to inquire as to whether the person[s] is willing to serve as the HAKC's grievance hearing officer.

#### **VI. Escrow deposit required for a hearing involving rent [§ 966.55 (e)]**

Before a hearing is scheduled in any grievance involving the amount of rent which the HAKC claims is due under this lease, the complainant shall pay to the HAKC an amount equal to the rent due and payable as of the first of the month preceding the month in which the act or failure to act took place. The complainant shall, thereafter, deposit the same amount of the monthly rent in an escrow account monthly until the complaint is resolved by decision of the hearing officer.

The HAKC shall waive the requirement for an escrow deposit where required by 24 CFR Section 5.630 (financial hardship exemption from minimum rent requirements) or 24 CFR Section 5.615 (effect of welfare benefits reduction in calculation of family income). HAKC has the discretion to waive the requirement for an escrow deposit in any other circumstance for good cause shown by the complainant. Unless the HAKC waives the requirement, the family's failure to make the escrow deposit will terminate the grievance procedure.

## **VII. Scheduling hearings [§ 966.55 (f)]**

When a complainant submits a timely request for a grievance hearing, the HAKC will contact the grievance hearing officer to schedule the hearing. If a Tenant fails to make a timely request for a grievance hearing without good cause, then the Tenant shall be deemed to waive his/her request for a hearing. Once the hearing officer has agreed upon the hearing date and time the complainant, the property manager of the development in which the complainant resides, and the hearing officer shall be notified in writing. Notice to the complainant shall be in writing, either personally delivered to complainant or sent by first class United States mail.

The written notice will specify the time, place, and procedures governing the hearing.

## **VIII. Procedures governing the hearing [§ 966.56]**

The hearing shall be held before a hearing officer as described above in Section VII. The complainant shall be afforded a fair hearing, which shall include:

- A. The opportunity to examine before the hearing any HAKC documents, including records and regulations, that are directly relevant to the hearing. The Tenant shall be allowed to copy any such document at the Tenant's expense. If the HAKC does not make the document available for examination upon request by the complainant, the HAKC may not rely on such document at the grievance hearing.
- B. The right to be represented by counsel or other person chosen as the Tenant's representative and to have such person make statements on the Tenant's behalf.
- C. The right to a private hearing unless the complainant requests a public hearing.
- D. The right to present evidence and arguments in support of the Tenant's complaint to controvert evidence relied on by the HAKC or project management, and to confront and cross examine all witnesses upon whose testimony or information the HAKC or project management relies; and
- E. A decision based solely and exclusively upon the facts presented at the hearing. [§ 966.56(b)(1)-(5)]

The hearing officer may render a decision without proceeding with the hearing if the hearing officer determines that the issue has been previously decided in another proceeding. [§ 966.56 (c)]

At the hearing, the complainant must first make a showing of an entitlement to the relief sought and, thereafter, the HAKC must sustain the burden of justifying the HAKC action or failure to act against which the complaint is directed. [§ 966.56 (e)]

The hearing shall be conducted informally by the hearing officer. Oral or documentary evidence pertinent to the facts and issues raised by the complaint may be received without regard to admissibility under the rules of evidence applicable to judicial proceedings. [§ 966.56 (f)]

The hearing officer shall require the HAKC, the complainant, counsel and other participants or spectators to conduct themselves in an orderly fashion. Failure to comply with the directions of the hearing officer to obtain order may result in exclusion from the proceedings or in a decision adverse to the interests of the disorderly party and granting or denial of the relief sought, as appropriate. [§ 966.56 (f)]

The complainant may arrange in advance and at his/her expense, to make the arrangements for a transcript of the hearing. The HAKC may purchase a copy of such transcript. [§ 966.56 (g)] HAKC will offer to make an audio recording of the hearing and if requested by the complainant, HAKC will make an audio recording and retain the recording for at least six (6) months from the date of the hearing. Upon written request by the complainant and the complainant's payment of the actual cost of the duplication of the recording, HAKC shall provide a copy of the recording to the complainant.

The HAKC must provide reasonable accommodation for persons with disabilities to participate in the hearing. Reasonable accommodation may include qualified sign language interpreters, readers, accessible locations, or attendants. If the Tenant is visually impaired, any notice to the Tenant which is required under this procedure must be in an accessible format. [§ 966.56 (h)]

#### **IX. Failure to appear at the hearing**

If the complainant or the HAKC fails to appear at the scheduled hearing without good cause, the hearing officer may make a determination to postpone the hearing and reschedule the hearing for a future date or may make a determination that the party has waived his/her right to a hearing. [§ 966.56 (d)]

Both the complainant and the HAKC shall be notified of the determination by the hearing officer; provided, that a determination that the complainant has waived his right to a hearing shall not constitute a waiver of any right the complainant may have to contest the HAKC's disposition of the grievance in court. [§ 966.56 (d)]

#### **X. Decision of the hearing officer [§ 966.57]**

The hearing officer shall prepare a written decision, together with the reasons for the decision after the hearing. A copy of the decision shall be delivered to the complainant and the HAKC. The HAKC shall retain a copy of the decision in the Tenant's folder.

The decision of the hearing officer shall be binding on the HAKC, which shall take all actions, or refrain from any actions, necessary to carry out the decision unless the HAKC's Board of Commissioners determines within a reasonable time, and promptly notifies the complainant of its determination, that:

- A. The grievance does not concern HAKC action or failure to act in accordance with or involving the complainant's lease or HAKC regulations, which adversely affect the complainant's rights, duties, welfare or status.
- B. The decision of the hearing officer is contrary to applicable Federal, State or local law, HUD regulations, or requirements of the annual contributions contract between HUD and the HAKC.

A decision by the hearing officer or Board of Commissioners in favor of the HAKC or which denies the relief requested by the complainant in whole or in part shall not constitute a waiver of, nor affect in any way, the rights of the complainant to a trial or judicial review in any court proceedings which may be brought in the matter later. [§ 966.57]

**Attachment K**

Annual Performance and Evaluation Reports for Open Grants

**Annual Statement/Performance and Evaluation Report**

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

PHA

Name: Housing Authority of Kansas City, Missouri

Grant Type and Number: 501-05  
Capital Fund Program Grant No: MO16P002501-05  
Replacement Housing Factor Grant No:

Federal FY of Grant: 2005

| Line | Summary by Development Account                    | Total Estimated Cost |         |                  | Total Actual Cost |  |
|------|---|----------------------|---------|------------------|-------------------|--|
|      |   | Original             | Revised | Obligated        | Expended          |  |
| 1    | Total non-CFP Funds                               | -                    | -       | -                | -                 |  |
| 2    | 1406 Operations                                   | 449,460              | -       | 449,460          | 449,460           |  |
| 3    | 1408 Management Improvements                      | 297,879              | -       | 297,879          | 297,879           |  |
| 4    | 1410 Administration                               | 276,406              | -       | 276,406          | 276,406           |  |
| 5    | 1411 Audit  | -                    | -       | -                | -                 |  |
| 6    | 1415 Liquidated Damages                           | -                    | -       | -                | -                 |  |
| 7    | 1430 Fees and Costs                               | 33,155               | -       | 33,155           | 18,738            |  |
| 8    | 1440 Site Acquisition                             | -                    | -       | -                | -                 |  |
| 9    | 1450 Site Improvements                            | 193,758              | -       | 193,758          | 177,330           |  |
| 10   | 1460 Dwelling structures                          | 921,117              | -       | 921,117          | 798,308           |  |
| 11   | 1465.1 Dwelling Equipment-Non expendable          | 4,678                | -       | 4,678            | 4,678             |  |
| 12   | 1470 Non-dwelling Structures                      | 30,490               | -       | 30,490           | 29,466            |  |
| 13   | 1475 Non-dwelling Equipment                       | 188,129              | -       | 188,129          | 174,148           |  |
| 14   | 1485 Demolition                                   | -                    | -       | -                | -                 |  |
| 15   | 1490 Replacement Reserves                         | -                    | -       | -                | -                 |  |
| 16   | 1492 Moving to Work Demonstration                 | -                    | -       | -                | -                 |  |
| 17   | 1495.1 Relocation Costs                           | -                    | -       | -                | -                 |  |
| 18   | 1499 Development Activities                       | 300,000              | -       | 300,000          | 300,000           |  |
| 19   | 1501 Collateralization or Debt Service            | 656,439              | -       | 656,439          | 656,439           |  |
| 20   | 1502 Contingencies                                | -                    | -       | -                | -                 |  |
| 21   | <b>Amount of Annual Grant (sum of lines 2-20)</b> | <b>3,351,511</b>     | -       | <b>3,351,511</b> | <b>3,182,852</b>  |  |
| 22   | Amount of line 21 Related to LBP Activities       |                      |         |                  |                   |  |
| 23   | Amount of line Related to Section 504 Compliance  |                      |         |                  |                   |  |

**Annual Statement/Performance and Evaluation Report**

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

PHA Name:  
Housing Authority of Kansas City, Missouri

Grant Type and Number: 501-05  
Capital Fund Program Grant No:  
MOP002501-05  
Replacement Housing Factor Grant No:

| Development Number<br>Name/HA Wide Activities | General Description of Major Work Categories    | Dev. Account No. | Total Estimated Cost |         | Total Actual Cost |          |
|---|---|------------------|----------------------|---------|-------------------|----------|
|   |   |                  | Original             | Revised | Obligated         | Expended |
| HAKC  | Operating Costs                                 | 1406             | 449,460              | 449,460 | 449,460           | 449,460  |
| HAKC  | Receivership & Admin improvement                | 1408             | 100,094              | 100,094 | 100,094           | 100,094  |
| IIAKC   | Acquire Office space                            | 1408             | 106,695              | 106,695 | 106,695           | 106,695  |
| HAKC  | Staff Training                                  | 1408             | 0                    | -       | -                 | -        |
| HAKC  | MIS Upgrade                                     | 1408             | 45,740               | 45,740  | 45,740            | 45,740   |
| IIAKC   | Resident Employment Opportunities               | 1408             | 45,350               | 45,350  | 45,350            | 45,350   |
| HAKC  | Sundry  | 1408             | 0                    | -       | -                 | -        |
| HAKC  | Non-technical Salaries & Benefits               | 1410             | 276,406              | 276,406 | 276,406           | 276,406  |
| IIAKC   | Capital Assessment for IIAKC                    | 1430             | -                    | -       | -                 | -        |
| HAKC  | Inventory counting service                      | 1430             | -                    | -       | -                 | -        |
| HAKC  | Warehouse Expenses                              | 1430             | 2,712                | 2,712   | 2,712             | 2,712    |
| IIAKC   | Fire alarm repair                               | 1430             | 2,570                | 2,570   | 2,570             | 2,570    |
| HAKC  | Engineering JDQ Contract                        | 1430             | 27,474               | 27,474  | 27,474            | 13,057   |
| HAKC  | Shredder Service Agreement                      | 1430             | 98                   | 98      | 98                | 98       |
| IIAKC   | Eliminate FIDLC sidewalk puddling               | 1450             | -                    | -       | -                 | -        |
| HAKC  | Warehouse Expenses                              | 1460             | 2,602                | 2,602   | 2,602             | 2,602    |
| HAKC  | Restore power to cubicles & Computer Lab        | 1470             | 3,550                | 3,550   | 3,550             | 3,550    |
| IIAKC   | Limited Environmental fungi sampling            | 1470             | 750                  | 750     | 750               | 750      |
| HAKC  | Replace lock on #250 Service call               | 1470             | 653                  | 653     | 653               | 653      |
| HAKC  | Replace Security alarm @299 Paseo               | 1470             | 1,600                | 1,600   | 1,600             | 1,600    |
| IIAKC   | Install automatic Door Opener                   | 1470             | 1,789                | 1,789   | 1,789             | 1,600    |
| HAKC  | Panic bar on H/DJ/C front door                  | 1475             | 150                  | 150     | 150               | 150      |
| HAKC  | Equipment Maintenance                           | 1475             | 77,835               | 77,835  | 77,835            | 67,446   |
| IIAKC   | Office Equipment                                | 1475             | 0                    | -       | -                 | -        |
| HAKC  | MIS Upgrade                                     | 1475             | 106,960              | 106,960 | 106,960           | 106,552  |
| HAKC  | Development loan for N. Park Place              | 1499             | 300,000              | 300,000 | 300,000           | 300,000  |
| Choutau Courts                                | Collateralization or Debt Service               | 1501             | 656,439              | 656,439 | 656,439           | 656,439  |
| Choutau Courts                                | Engineering study for more parking              | 1430             | -                    | -       | -                 | -        |
| Choutau Courts                                | Landscaping and tree trimming                   | 1450             | 3,600                | 3,600   | 3,600             | 3,600    |
| Choutau Courts                                | Resurface admin bldg parking lot                | 1450             | 0                    | -       | -                 | -        |
| Choutau Courts                                | Repair broken sidewalks                         | 1450             | 10,155               | 10,155  | 10,155            | 10,155   |
| Choutau Courts                                | Repair sidewalks thru development               | 1450             | -                    | -       | -                 | -        |
| Choutau Courts                                | Remove puddling @ 1310-1314 Independence        | 1450             | -                    | -       | -                 | -        |
| Choutau Courts                                | Drain Admin parking lot                         | 1450             | -                    | -       | -                 | -        |
| Choutau Courts                                | Repair trip hazard                              | 1450             | 5,421                | 5,421   | 5,421             | 5,421    |
| Choutau Courts                                | Install additional light pole for 1200 building | 1450             | 0                    | -       | -                 | -        |
| Choutau Courts                                | Replacement Upgrade                             | 1460             | -                    | -       | -                 | -        |
| Choutau Courts                                | Upgrade electrical Panels                       | 1460             | -                    | -       | -                 | -        |
| Choutau Courts                                | Upgrade building exterior lighting              | 1460             | 11,949               | 11,949  | 11,949            | 11,949   |

Table Library 96

|                  |   |      |        |        |        |        |        |        |
|------------------|---|------|--------|--------|--------|--------|--------|--------|
| Choutreau Courts | Repair/replace downspouts                         | 1460 | 17,700 | 17,700 | 17,700 | 17,700 | 17,700 | 17,700 |
| Choutreau Courts | Replace rear steps at 567/565                     | 1460 | 3,425  | 3,425  | 3,425  | 3,425  | 3,425  | 3,425  |
| Choutreau Courts | Add addresses to end of building                  | 1460 | 3,470  | 3,470  | 3,470  | 3,470  | 3,470  | 3,470  |
| Choutreau Courts | Enclose stairwell balustrades                     | 1460 | 4,648  | 4,648  | 4,648  | 4,648  | 4,648  | 4,648  |
| Choutreau Courts | Dampener gravel space vent                        | 1460 | 4,500  | 4,500  | 4,500  | 4,500  | 4,500  | 4,500  |
| Choutreau Courts | Replace bad porch posts                           | 1460 | -      | -      | -      | -      | -      | -      |
| Choutreau Courts | Maintenance for ADA compliance @1330 Independence | 1460 | 1,870  | 1,870  | 1,870  | 1,870  | 1,870  | 1,870  |
| Choutreau Courts | Furniture   | 1465 | 1,110  | 1,110  | 1,110  | 1,110  | 1,110  | 1,110  |
| Choutreau Courts | Expand laundry facility                           | 1470 | 4,649  | 4,649  | 4,649  | 4,649  | 4,649  | 4,649  |
| Choutreau Courts | Modernize bathrooms in admin bldg                 | 1470 | -      | -      | -      | -      | -      | -      |
| Choutreau Courts | Remove storage Cages                              | 1470 | 500    | 500    | 500    | 500    | 500    | 500    |
| Choutreau Courts | Install locking devices @community center         | 1470 | 1,500  | 1,500  | 1,500  | 1,500  | 1,486  | 1,486  |
| Choutreau Courts | Replace picnic tables                             | 1475 | 0      | -      | -      | -      | -      | -      |
| Choutreau Manor  | Landscaping/Tree Trimming                         | 1450 | 2,500  | 2,500  | 2,500  | 2,500  | 2,500  | 2,500  |
| Choutreau Manor  | Repair sidewalks                                  | 1450 | 0      | -      | -      | -      | -      | -      |
| Choutreau Manor  | Repair sidewalk on 4th @ 12009/1217               | 1450 | -      | -      | -      | -      | -      | -      |
| Choutreau Manor  | Replace broken swings & Re-mulch playground       | 1450 | 5,800  | 5,800  | 5,800  | 5,800  | 5,800  | 5,800  |
| Choutreau Manor  | Repair sidewalk thru' development                 | 1450 | -      | -      | -      | -      | -      | -      |
| Choutreau Manor  | Replace yard gravel with sod                      | 1450 | -      | -      | -      | -      | -      | -      |
| Choutreau Manor  | Replacement Upgrade & remove porch stains         | 1460 | 625    | 625    | 625    | 625    | 625    | 625    |
| Choutreau Manor  | Wheel chair access 4 shower stalls                | 1460 | 13,826 | 13,826 | 13,826 | 13,826 | 13,826 | 13,826 |
| Choutreau Manor  | paint upper half of down spouts                   | 1460 | -      | -      | -      | -      | -      | -      |
| Choutreau Manor  | Fasten/repair deck planks                         | 1460 | 52,380 | 52,380 | 52,380 | 52,380 | 52,380 | 52,380 |
| Choutreau Manor  | Replace broken siding                             | 1460 | 7,768  | 7,768  | 7,768  | 7,768  | 7,768  | 7,768  |
| Choutreau Manor  | Engineering study for drainage @ 1712 MO          | 1430 | -      | -      | -      | -      | -      | -      |
| Riverview        | Landscaping/Tree Trimming                         | 1450 | 5,639  | 5,639  | 5,639  | 5,639  | 5,639  | 5,639  |
| Riverview        | Mud jack uneven sidewalk & sink hole              | 1450 | 0      | -      | -      | -      | -      | -      |
| Riverview        | Fix sink hole in parking lot                      | 1450 | 0      | -      | -      | -      | -      | -      |
| Riverview        | Add sidewalk at mailboxes & laundry maintenance   | 1450 | 0      | -      | -      | -      | -      | -      |
| Riverview        | erosion control thru' development                 | 1450 | -      | -      | -      | -      | -      | -      |
| Riverview        | Repair sidewalk thru' development                 | 1450 | 10,721 | 10,721 | 10,721 | 10,721 | 10,721 | 10,721 |
| Riverview        | Exterior lights back NE development               | 1450 | 4,438  | 4,438  | 4,438  | 4,438  | 4,438  | 4,438  |
| Riverview        | Patch hole in H/D/C parking lot                   | 1450 | -      | -      | -      | -      | -      | -      |
| Riverview        | Sea joints in a building @Paseo                   | 1450 | 1,750  | 1,750  | 1,750  | 1,750  | 1,750  | 1,750  |
| Riverview        | Replace 12 broken downspouts                      | 1460 | -      | -      | -      | -      | -      | -      |
| Riverview        | Add addresses to end of buildings                 | 1460 | -      | -      | -      | -      | -      | -      |
| Riverview        | Additional downspouts as needed                   | 1460 | -      | -      | -      | -      | -      | -      |
| Riverview        | Replacement Upgrade                               | 1460 | 6,752  | 6,752  | 6,752  | 6,752  | 6,752  | 6,752  |
| Riverview        | Paint trim, fascia, doors, downspouts & back      | 1460 | 21,299 | 21,299 | 21,299 | 21,299 | 21,299 | 21,299 |
| Riverview        | Downspout repair & installation                   | 1460 | 3,000  | 3,000  | 3,000  | 3,000  | 3,000  | 3,000  |
| Riverview        | Repair H/D/C AC Fenestg                           | 1470 | 375    | 375    | 375    | 375    | 375    | 375    |
| Riverview        | Separation wall at kitchen community center       | 1470 | -      | -      | -      | -      | -      | -      |
| T B Watkins      | Sidewalk Review @TB                               | 1430 | 300    | 300    | 300    | 300    | 300    | 300    |
| T B Watkins      | Fluminate ponding b/n C8 & C9                     | 1450 | -      | -      | -      | -      | -      | -      |
| T B Watkins      | Demolish fountain but not benches @Clymer         | 1450 | -      | -      | -      | -      | -      | -      |
| T B Watkins      | Repair sidewalks thru' development                | 1450 | 45,563 | 45,563 | 45,563 | 45,563 | 45,563 | 45,563 |
| T B Watkins      | Remove basketball court                           | 1450 | -      | -      | -      | -      | -      | -      |
| T B Watkins      | Replace gravel w/sod as needed                    | 1450 | 650    | 650    | 650    | 650    | 650    | 650    |
| T B Watkins      | Landscaping/Tree Trimming                         | 1450 | 0      | -      | -      | -      | -      | -      |
| T B Watkins      | Remove dead trees especially @12th & highland     | 1450 | 0      | -      | -      | -      | -      | -      |
| T B Watkins      | Repair concrete manhole at 1706 E 12th            | 1450 | 0      | -      | -      | -      | -      | -      |
| T B Watkins      | Correct drainage at D-1 bldg                      | 1450 | 0      | -      | -      | -      | -      | -      |

Table Library97

|             |   |      |         |         |         |         |         |
|-------------|---|------|---------|---------|---------|---------|---------|
| T B Watkins | Add retaining walls where needed                | 1450 | 18,800  | 18,800  | 18,800  | 18,800  | 18,800  |
| T B Watkins | Lead start Fence                                | 1450 | 3,000   | 3,000   | 3,000   | 3,000   | 3,000   |
| Wayne Miner | Extend sidewalk at 901 9th                      | 1450 | -       | -       | -       | -       | -       |
| Wayne Miner | Eliminate ponding at 1024 Garfield              | 1450 | -       | -       | -       | -       | -       |
| Wayne Miner | Repair sidewalks thru development               | 1450 | 11,525  | 11,525  | 11,525  | 11,525  | 8,853   |
| Wayne Miner | Install hand rails at 9111 Garfield             | 1450 | -       | -       | -       | -       | -       |
| Wayne Miner | Fix erosion at 9111 Garfield stairs             | 1450 | -       | -       | -       | -       | -       |
| Wayne Miner | Landscaping/Tree Trimming                       | 1450 | 1,417   | 1,417   | 1,417   | 1,417   | 850     |
| Wayne Miner | Provide re-grading & erosion control in NW      | 1450 | 0       | -       | -       | -       | -       |
| Wayne Miner | Repair Retaining Wall                           | 1450 | 8,650   | 8,650   | 8,650   | 8,650   | 8,650   |
| Wayne Miner | Repair fire hazard                              | 1450 | 2,886   | 2,886   | 2,886   | 2,886   | 2,886   |
| T B Watkins | Replace damaged fire alarm                      | 1460 | 1,562   | 1,562   | 1,562   | 1,562   | 1,562   |
| T B Watkins | Add addresses to end of buildings               | 1460 | 1,900   | 1,900   | 1,900   | 1,900   | 1,900   |
| T B Watkins | Paint hand rails, stair wells and seal steps    | 1460 | 2,738   | 2,708   | 2,738   | 2,738   | -       |
| T B Watkins | Replacement Upgrade                             | 1460 | 10,586  | 9,861   | 10,586  | 9,861   | 9,861   |
| T B Watkins | Paint all soffits, bay windows & downspouts     | 1460 | 123,795 | 133,200 | 123,795 | 133,200 | 133,200 |
| T B Watkins | Replace HVAC vents                              | 1460 | 0       | -       | -       | -       | -       |
| T B Watkins | Replace Boiler Drain Valve Perimeter pump       | 1460 | 242     | 242     | 242     | 242     | 242     |
| T B Watkins | Seal wood landings                              | 1460 | 19,232  | 10,582  | 19,232  | 19,232  | -       |
| T B Watkins | 1330 Independence Repair Bedroom                | 1460 | 1,485   | 1,485   | 1,485   | 1,485   | 1,485   |
| Wayne Miner | Remove dead trees @ 1804 Woodland               | 1460 | -       | -       | -       | -       | -       |
| Wayne Miner | Replacement Upgrade                             | 1460 | 3,145   | 3,145   | 3,145   | 3,145   | -       |
| T B Watkins | Rail outside steps east front @ Clymer          | 1470 | -       | -       | -       | -       | -       |
| T B Watkins | Repair & maintenance @Clymer                    | 1470 | 1,010   | 1,010   | 1,010   | 1,010   | -       |
| Wayne Miner | Repair Gas line and water line @WV              | 1470 | 1,312   | 1,312   | 1,312   | 1,312   | 1,312   |
| T B Watkins | Repair handicapped chair lift @Clymer           | 1475 | 3,184   | 3,184   | 3,184   | 3,184   | -       |
| West Bluff  | Clean gutters thru development                  | 1430 | -       | -       | -       | -       | -       |
| West Bluff  | Engineering study for play field replacement    | 1430 | -       | -       | -       | -       | -       |
| West Bluff  | Landscaping/Tree Trimming                       | 1450 | 0       | -       | -       | -       | -       |
| West Bluff  | Repair broken concrete as needed                | 1450 | 10,715  | 10,715  | 10,715  | 10,715  | -       |
| West Bluff  | Replacement Upgrade                             | 1460 | 6,932   | 6,932   | 720     | 6,932   | 720     |
| West Bluff  | Replace hose bid faucets with key system        | 1460 | 4,500   | 4,500   | 4,500   | 4,500   | 4,500   |
| West Bluff  | Replace tub surrounds at turnover               | 1460 | -       | -       | -       | -       | -       |
| West Bluff  | Weather-strip doors to prevent water blowing in | 1460 | -       | -       | -       | -       | -       |
| West Bluff  | Replace hot water tanks                         | 1460 | -       | -       | -       | -       | -       |
| West Bluff  | Playground                                      | 1460 | -       | -       | -       | -       | -       |
| West Bluff  | Gutter Cleaning @WV                             | 1460 | 2,950   | 2,950   | 2,950   | 2,950   | 2,950   |
| West Bluff  | Replace appliances                              | 1465 | 0       | -       | -       | -       | -       |
| West Bluff  | Create additional storage for maintenance       | 1470 | 0       | -       | -       | -       | -       |
| Brush Creek | Key parking lot gate same as door elevator      | 1450 | 0       | -       | -       | -       | -       |
| Brush Creek | Water pump repair                               | 1465 | 2,392   | 2,392   | 2,392   | 2,392   | 2,392   |
| Brush Creek | Landscaping/Tree Trimming                       | 1450 | 0       | -       | -       | -       | -       |
| Brush Creek | Resurface parking lots & drive                  | 1450 | 0       | -       | -       | -       | -       |
| Brush Creek | Sidewalk repairs SW corner                      | 1450 | 10,285  | 10,285  | 10,285  | 10,285  | 10,285  |
| Brush Creek | Paint alternate hails & rails in common areas   | 1460 | 0       | -       | -       | -       | -       |
| Brush Creek | Building joint repairs                          | 1460 | -       | -       | -       | -       | -       |
| Brush Creek | Replace all storm doors                         | 1460 | -       | -       | -       | -       | -       |
| Brush Creek | Replacement Upgrade                             | 1460 | 24,978  | 24,978  | 24,978  | 24,978  | 24,978  |
| Brush Creek | Regulate bedroom water pressure                 | 1460 | 4,427   | 4,427   | 4,427   | 4,427   | 4,427   |
| Brush Creek | Replace Chiller                                 | 1460 | -       | -       | -       | -       | -       |
| Brush Creek | West motor for circulating pump replacement     | 1460 | 1,630   | 1,630   | 1,630   | 1,630   | 1,630   |
| Brush Creek | Modernize 18 Kitchen and Baths                  | 1460 | 60,000  | 60,000  | 60,000  | 60,000  | -       |

Table Library 98

|                   |  |      |        |        |        |        |        |        |        |
|-------------------|--|------|--------|--------|--------|--------|--------|--------|--------|
| Brush Creek       | Security cameras outside & additional inside           | 1465 | 1,176  | 1,176  | 1,176  | 1,176  | 1,176  | 1,176  | -      |
| Brush Creek       | Make public baths ADA compliant                        | 1470 | -      | -      | -      | -      | -      | -      | -      |
| Brush Creek       | Boiler Repair  | 1470 | 2,557  | 2,557  | 2,557  | 2,557  | 2,557  | 2,557  | -      |
| Brush Creek       | Replace main condensation unit with PVC @BC            | 1470 | 4,600  | 4,600  | 4,600  | 4,600  | 4,600  | 4,600  | 4,600  |
| Dunbar Gardens    | Landscaping/Tree Trimming                              | 1450 | 1,892  | 1,892  | 1,892  | 1,892  | 1,892  | 1,892  | 1,892  |
| Dunbar Gardens    | Paint stair nosing                                     | 1450 | 1,550  | 1,550  | 1,550  | 1,550  | 1,550  | 1,550  | 1,550  |
| Dunbar Gardens    | Seal and paint parking lots                            | 1450 | 0      | -      | -      | -      | -      | -      | -      |
| Dunbar Gardens    | Paint stairwells                                       | 1450 | 0      | -      | -      | -      | -      | -      | -      |
| Dunbar Gardens    | Replace broken sidewalks                               | 1450 | 0      | -      | -      | -      | -      | -      | -      |
| Dunbar Gardens    | Concrete repairs                                       | 1450 | 11,180 | 11,180 | 11,180 | 11,180 | 11,180 | 11,180 | 11,180 |
| Dunbar Gardens    | Replacement Upgrade                                    | 1460 | 11,330 | 11,330 | 11,330 | 11,330 | 11,330 | 5,630  | 5,630  |
| Dunbar Gardens    | 1/2"uck point brickwork                                | 1460 | 3,225  | 3,225  | 3,225  | 3,225  | 3,225  | 3,225  | 3,225  |
| Dunbar Gardens    | Replace steps at two units                             | 1460 | 0      | -      | -      | -      | -      | -      | -      |
| Dunbar Gardens    | Add addresses to end of buildings                      | 1460 | -      | -      | -      | -      | -      | -      | -      |
| Dunbar Gardens    | Concrete repairs                                       | 1460 | 6,100  | 6,100  | 6,100  | 6,100  | 6,100  | 325    | 325    |
| Dunbar Gardens    | Improve rear exit @3399 Denver                         | 1460 | 3,000  | 3,000  | 3,000  | 3,000  | 3,000  | 3,000  | 3,000  |
| Dunbar Gardens    | Repaint porches with traction paint                    | 1460 | -      | -      | -      | -      | -      | -      | -      |
| Dunbar Gardens    | modernize remaining bathrooms                          | 1460 | 34,153 | 34,153 | 34,153 | 34,153 | 34,153 | 34,152 | 34,152 |
| Dunbar Gardens    | Electrical repair @ DG                                 | 1460 | 1,863  | 1,863  | 1,863  | 1,863  | 1,863  | 1,158  | 1,158  |
| Dunbar Gardens    | Convert comm. center RR to 504 accessible              | 1470 | 0      | -      | -      | -      | -      | -      | -      |
| Pemberton Heights | Landscaping/Tree Trimming                              | 1450 | 850    | 850    | 850    | 850    | 850    | 850    | 850    |
| Pemberton Heights | Eliminate ponding on front curb                        | 1450 | -      | -      | -      | -      | -      | -      | -      |
| Pemberton Heights | Replace kitchen cabinets/Counter tops                  | 1460 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 |
| Pemberton Heights | Replacement Upgrade                                    | 1460 | 49,680 | 49,680 | 49,680 | 49,680 | 49,680 | 49,530 | 49,530 |
| Pemberton Heights | Paint all common areas                                 | 1460 | -      | -      | -      | -      | -      | -      | -      |
| Pemberton Heights | Renovate 1st floor bathrooms                           | 1460 | -      | -      | -      | -      | -      | -      | -      |
| Pemberton Heights | Install corner guards in hallway                       | 1460 | -      | -      | -      | -      | -      | -      | -      |
| Pemberton Heights | Replace screens on sliding doors                       | 1460 | -      | -      | -      | -      | -      | -      | -      |
| Pemberton Heights | New furniture for public area                          | 1465 | 0      | -      | -      | -      | -      | -      | -      |
| Pemberton Heights | Exhaust fan in trash room                              | 1470 | -      | -      | -      | -      | -      | -      | -      |
| Pemberton Heights | Repair steel garage door jambs                         | 1470 | 5,645  | 5,645  | 5,645  | 5,645  | 5,645  | 5,645  | 5,645  |
| Pemberton Heights | Paint stairwells after remediation                     | 1470 | -      | -      | -      | -      | -      | -      | -      |
| Pemberton Heights | Replace sheet rock 1st floor hall                      | 1470 | -      | -      | -      | -      | -      | -      | -      |
| Scattered Sites   | Landscaping/Tree Trimming                              | 1450 | 9,069  | 9,069  | 9,069  | 9,069  | 9,069  | 1,301  | 1,301  |
| Scattered Sites   | 7433 Hunter Court privacy fence                        | 1450 | 1,546  | 1,546  | 1,546  | 1,546  | 1,546  | 1,546  | 1,546  |
| Scattered Sites   | Sod & landscaping (incl Balis & Cherry)                | 1450 | -      | -      | -      | -      | -      | -      | -      |
| Scattered Sites   | 6910 Cleveland (back yard floods)                      | 1450 | 0      | -      | -      | -      | -      | -      | -      |
| Scattered Sites   | 226 W 77th replace French drain                        | 1450 | 4,157  | 4,157  | 4,157  | 4,157  | 4,157  | 4,157  | 4,157  |
| Scattered Sites   | Comprehensive modernization                            | 1460 | 50,409 | 50,409 | 50,409 | 50,409 | 50,409 | 42,909 | 42,909 |
| Scattered Sites   | 8106 NW 52nd repair basement, roof, ceiling and garage | 1460 | 20,312 | 20,312 | 20,312 | 20,312 | 20,312 | 20,311 | 20,311 |
| Scattered Sites   | 3721 E 60th roof, basement, rvc & carpet               | 1460 | -      | -      | -      | -      | -      | -      | -      |
| Scattered Sites   | 716 Cleveland leaky basement                           | 1460 | 4,217  | 4,217  | 4,217  | 4,217  | 4,217  | 4,217  | 4,217  |
| Scattered Sites   | 1825 Spruce porch & foundation                         | 1460 | 5,959  | 5,959  | 5,959  | 5,959  | 5,959  | 5,959  | 5,959  |
| Scattered Sites   | 3708 Monroe leaky basement                             | 1460 | 8,135  | 8,135  | 8,135  | 8,135  | 8,135  | 8,135  | 8,135  |
| Scattered Sites   | 3339 Cypress leaky basement                            | 1460 | 3,671  | 3,671  | 3,671  | 3,671  | 3,671  | 3,671  | 3,671  |
| Scattered Sites   | 3859 E 60th roof & leaky basement                      | 1460 | 8,481  | 8,481  | 8,481  | 8,481  | 8,481  | 8,481  | 8,481  |
| Scattered Sites   | 5940 Cypress leaky basement                            | 1460 | 10,199 | 10,199 | 10,199 | 10,199 | 10,199 | 10,199 | 10,199 |
| Scattered Sites   | 7813 E48th foundation leaks                            | 1460 | 19,630 | 19,630 | 19,630 | 19,630 | 19,630 | 19,630 | 19,630 |
| Scattered Sites   | 3017 E 23 flooding basement                            | 1460 | 3,055  | 3,055  | 3,055  | 3,055  | 3,055  | 3,055  | 3,055  |
| Scattered Sites   | 10707 Hillcrest railing for basement                   | 1460 | -      | -      | -      | -      | -      | -      | -      |
| Scattered Sites   | 8524 Euclid linbs, paneling & carpet                   | 1460 | 3,690  | 3,690  | 3,690  | 3,690  | 3,690  | 3,690  | 3,690  |
| Scattered Sites   | 709 W 89th basement cracks                             | 1460 | -      | -      | -      | -      | -      | -      | -      |

Table Library 99

|                 |  |      |                  |                  |                  |                  |        |
|-----------------|--|------|------------------|------------------|------------------|------------------|--------|
| Scattered Sites | Replacement Upgrade                          | 1460 | 50,103           | 50,103           | 50,103           | 50,103           | 41,055 |
| Scattered Sites | Remodel 40 JOC units @ 8/yr                  | 1460 | 0                | -                | -                | -                | -      |
| Scattered Sites | 6847 Askew (back flow preventer)             | 1460 | 0                | -                | -                | -                | -      |
| Scattered Sites | 4013 E 69th total rehab                      | 1460 | 39,868           | 39,868           | 39,868           | 39,868           | 31,585 |
| Scattered Sites | 2908 White (re-roof)                         | 1460 | 6,013            | 6,013            | 6,013            | 6,013            | 6,013  |
| Scattered Sites | 10641 Hales (back flow preventer)            | 1460 | 1,375            | 1,375            | 1,375            | 1,375            | 1,375  |
| Scattered Sites | 127 N. Elmwood (flooding basement)           | 1460 | 5,520            | 5,520            | 5,520            | 5,520            | 5,520  |
| Scattered Sites | 1123 Monroe (flooding and sagging floor)     | 1460 | 12,254           | 12,254           | 12,254           | 12,254           | 12,254 |
| Scattered Sites | 10901 Cambridge leaking basement             | 1460 | 8,503            | 8,503            | 8,503            | 8,503            | 8,503  |
| Scattered Sites | 2620 lawn (new front porch & foundation fix) | 1460 | -                | -                | -                | -                | -      |
| Scattered Sites | 3339 Cypress (gutter & leaking roof)         | 1460 | -                | -                | -                | -                | -      |
| Scattered Sites | 5130 Lydia (Repair Chimney Stack repair)     | 1460 | 5,956            | 5,956            | 5,956            | 5,956            | 5,956  |
| Scattered Sites | Misc. repairs to be done by Mgmt Co          | 1460 | 830              | 830              | 830              | 830              | 830    |
| Scattered Sites | 7404 Park (full rehab)                       | 1460 | -                | -                | -                | -                | -      |
| Scattered Sites | 5507 Brooklyn (full rehab)                   | 1460 | 52,800           | 52,800           | 52,800           | 52,800           | 52,800 |
| Scattered Sites | 4901 E. 40th Terr (full rehab)               | 1460 | 41,940           | 41,940           | 41,940           | 41,940           | 41,940 |
| Scattered Sites | 3720 Cypress (full rehab)                    | 1460 | 0                | -                | -                | -                | -      |
| Scattered Sites | 1618 Belmont roof & foundation repair        | 1460 | 2,929            | 2,929            | 2,929            | 2,929            | 2,929  |
|                 | <b>TOTAL</b>                                 |      | <b>3,351,511</b> | <b>3,351,511</b> | <b>2,902,051</b> | <b>3,182,852</b> |        |

Table Library100

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (C/P/CPPRHF)

PART III: Implementation Schedule

PHA Name:  
Housing Authority of Kansas City, Missouri

Grant Type and Number: 501-05  
Capital Fund Program Grant No:  
MOP002501-05  
Replacement Housing Factor Grant No:

Federal FY of Grant:  
2005

| Development Number<br>Name/HA Wide<br>Activities | All Funds Obligated |         |           | All Funds Expended |         |        | Reason for Revised Target<br>Dates |
|--|---------------------|---------|-----------|--------------------|---------|--------|------------------------------------|
|  | Original            | Revised | Actual    | Original           | Revised | Actual |                                    |
| IIAKC WIDE                                       | 8/17/2007           |         | 6/15/2007 | 8/17/2009          |         |        |                                    |
| Chouteau Courts                                  | 8/17/2007           |         | 6/15/2007 | 8/17/2009          |         |        |                                    |
| TB Watkins                                       | 8/17/2007           |         | 6/15/2007 | 8/17/2009          |         |        |                                    |
| Guinotte Manor                                   | 8/17/2007           |         | 6/15/2007 | 8/17/2009          |         |        |                                    |
| Wayne Minor                                      | 8/17/2007           |         | 6/15/2007 | 8/17/2009          |         |        |                                    |
| Riverview  | 8/17/2007           |         | 6/15/2007 | 8/17/2009          |         |        |                                    |
| West Bluff                                       | 8/17/2007           |         | 6/15/2007 | 8/17/2009          |         |        |                                    |
| Brush Creek                                      | 8/17/2007           |         | 6/15/2007 | 8/17/2009          |         |        |                                    |
| Dunbar Gardens                                   | 8/17/2007           |         | 6/15/2007 | 8/17/2009          |         |        |                                    |
| Pemberton Heights                                | 8/17/2007           |         | 6/15/2007 | 8/17/2009          |         |        |                                    |
| Scattered Sites                                  | 8/17/2007           |         | 6/15/2007 | 8/17/2009          |         |        |                                    |
| <b>TOTAL</b>                                     | <b>432,421</b>      |         |           |                    |         |        |                                    |

Annual Statement/Performance and Evaluation Report

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

PIA Name: Housing Authority of Kansas City, Missouri

Grant Type and Number: 501-06  
Capital Fund Program Grant No: MO16P002501-06

Replacement Housing Factor Grant No:

Federal FY of Grant: 2006

| Line | Summary by Development Account                   | Total Estimated Cost |         | Total Actual Cost |           |
|------|--|----------------------|---------|-------------------|-----------|
|      |  | Original             | Revised | Obligated         | Expended  |
| 1    | Total non-CFP Funds                              | -                    | -       | -                 | -         |
| 2    | 1406 Operations                                  | 741,432              | -       | 741,432           | 741,432   |
| 3    | 1408 Management Improvements                     | 521,031              | -       | 521,031           | 507,110   |
| 4    | 1410 Administration                              | 342,519              | -       | 342,519           | 342,519   |
| 5    | 1411 Audit                                       | -                    | -       | -                 | -         |
| 6    | 1415 Liquidated Damages                          | -                    | -       | -                 | -         |
| 7    | 1430 Fees and Costs                              | 15,072               | -       | 15,072            | 9,395     |
| 8    | 1440 Site Acquisition                            | -                    | -       | -                 | -         |
| 9    | 1450 Site Improvements                           | 208,274              | -       | 208,274           | 184,049   |
| 10   | 1460 Dwelling structures                         | 1,241,627            | -       | 1,241,628         | 1,107,154 |
| 11   | 1465.1 Dwelling Equipment-Non expendable         | 24,156               | -       | 24,156            | 24,156    |
| 12   | 1470 Non-dwelling Structures                     | 86,084               | -       | 86,084            | 70,133    |
| 13   | 1475 Non-dwelling Equipment                      | 198,747              | -       | 198,747           | 157,791   |
| 14   | 1485 Demolition                                  | -                    | -       | -                 | -         |
| 15   | 1490 Replacement Reserves                        | -                    | -       | -                 | -         |
| 16   | 1492 Moving to Work Demonstration                | -                    | -       | -                 | -         |
| 17   | 1495.1 Relocation Costs                          | -                    | -       | -                 | -         |
| 18   | 1499 Development Activities                      | -                    | -       | -                 | -         |
| 19   | 1501 Collateralization or Debt Service           | 328,219              | -       | 328,219           | 328,219   |
| 20   | 1502 Contingencies                               | -                    | -       | -                 | -         |
| 21   | Amount of Annual Grant (sum of lines 2-20)       | 3,707,162            | -       | 3,707,162         | 3,471,957 |
| 22   | Amount of line 21 Related to LBP Activities      |                      |         |                   |           |
| 23   | Amount of line Related to Section 504 Compliance |                      |         |                   |           |

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

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

**Grant Type and Number: 501-06**  
 Capital Fund Program Grant No:  
 MOP002501-06  
 Replacement Housing Factor Grant No:

**Federal FY of Grant:**  
 2006

| Development Number<br>Name/HA Wide Activities | General Description of Major Work Categories  | Dev. Account No. | Total Estimated Cost |            | Total Actual Cost |          |
|---|---|------------------|----------------------|------------|-------------------|----------|
|   |   |                  | Original             | Revised    | Obligated         | Expended |
| HAAC  | Operating Costs                               | 1406             | 741,432              | 741,432    | 741,432           | 741,432  |
| HAAC  | Receivership & Admin improvement              | 1408             | 150,222              | 150,222    | 150,222           | 150,222  |
| IIAC  | Acquire Office space                          | 1408             | 161,685              | 161,685    | 161,685           | 161,685  |
| HAAC  | Staff Training                                | 1408             | 21,041               | 30,196     | 30,196            | 30,196   |
| IIAC  | MIS Upgrade                                   | 1408             | 124,041              | 129,635    | 129,635           | 117,724  |
| HAAC  | Resident Employment Opportunities             | 1408             | 45,000               | 30,251     | 30,251            | 28,241   |
| HAAC  | Capital Assessment and Energy Audit           | 1408             | -                    | -          | -                 | -        |
| IIAC  | Sundry  | 1408             | 19,042               | 19,042     | 19,042            | 19,042   |
| HAAC  | Non-technical Salaries& Benefits              | 1410             | 342,519              | 342,519.03 | 342,519           | 342,519  |
| IIAC  | FDLC Engineer parking study                   | 1430             | 310                  | -          | -                 | -        |
| HAAC  | Check & Repair Security System                | 1430             | 400                  | 400        | 400               | -        |
| HAAC  | Shredders Service Agreement                   | 1430             | 472                  | 472        | 472               | -        |
| IIAC  | Architectural service for converting Bathroom | 1430             | 4,400                | 4,400      | 4,400             | 4,400    |
| HAAC  | FDI/C Patch hole in parking lot               | 1450             | 7,700                | 7,700      | 7,700             | 7,700    |
| HAAC  | FDLC Eliminate Erosion and puddling           | 1450             | -                    | -          | -                 | -        |
| IIAC  | FDLC replacement Upgrade                      | 1470             | 2,600                | 2,600      | 2,600             | 2,600    |
| HAAC  | FDI/C fence for gap b/n buildings             | 1470             | -                    | -          | -                 | -        |
| HAAC  | FDLC 1st floor carpeting                      | 1470             | 16,478               | 16,478     | 16,478            | 16,478   |
| IIAC  | FDLC 1st floor painting                       | 1470             | 7,450                | -          | -                 | -        |
| HAAC  | FDI/C Paint exterior public safety doors      | 1470             | -                    | -          | -                 | -        |
| HAAC  | FDLC Repair downspout on back corner          | 1470             | -                    | -          | -                 | -        |
| IIAC  | FDLC HVAC repair                              | 1470             | 550                  | 550        | 550               | 550      |
| HAAC  | Maintenance Equipment                         | 1475             | 92,919               | -          | -                 | -        |
| HAAC  | Office Equipment- Hard Cost                   | 1475             | 23,000               | 54,204     | 54,204            | 54,204   |
| HAAC  | Office Equipment- Soft Cost                   | 1475             | 75,113               | 98,960     | 98,960            | 88,060   |
| HAAC  | Expendable office furniture and equipment     | 1475             | 10,678               | 23,455     | 23,455            | 13,412   |
| Pemberton Heights                             | New Furniture in common area                  | 1475             | 2,268                | 2,115      | 2,115             | 2,115    |
| T B Watkins                                   | Repair Handicapped Chairlift @ Clymer         | 1475             | 20,013               | 20,013     | 20,013            | -        |
| Chouteau Courts                               | Landscaping and tree trimming                 | 1450             | -                    | -          | -                 | -        |
| Chouteau Courts                               | Replace picnic tables                         | 1450             | -                    | -          | -                 | -        |
| Chouteau Courts                               | Re-surface playground                         | 1450             | 4,650                | 4,650      | 4,650             | 4,650    |
| Chouteau Courts                               | Repair fence around playground                | 1450             | 1,001                | 800        | 800               | 800      |
| Chouteau Courts                               | Seal and strip residents parking lot          | 1450             | 4,700                | -          | -                 | -        |
| Chouteau Courts                               | Replace swings on play ground                 | 1450             | -                    | -          | -                 | -        |
| Chouteau Courts                               | Replace all cracked sidewalks                 | 1450             | -                    | 1,975      | 1,975             | 1,975    |

Table Library103

|                   |   |      |         |         |         |         |
|-------------------|---|------|---------|---------|---------|---------|
| Choutreau Courts  | Erosion control thought Development                 | 1450 | 12,870  | 3,870   | 3,870   | 3,870   |
| Choutreau Courts  | Add addresses on end of building                    | 1450 | 1,530   | 730     | 730     | -       |
| Choutreau Courts  | Play Ground   | 1450 | -       | 21,176  | 21,176  | 21,176  |
| Choutreau Courts  | Sidewalk Trip hazard repair                         | 1450 | -       | 6,357   | 6,357   | 6,357   |
| Choutreau Courts  | Replacement Upgrade                                 | 1460 | 9,750   | 6,450   | 6,450   | 6,450   |
| Choutreau Courts  | Upgrade building exterior lights                    | 1460 | 6,193   | -       | -       | -       |
| Choutreau Courts  | Replace 80 wood gravel space vent cover             | 1460 | 5,100   | 5,100   | 5,100   | 5,100   |
| Choutreau Courts  | Replace wooden pillar footings as needed            | 1460 | 1,645   | 1,645   | 1,645   | 1,645   |
| Choutreau Courts  | Repair settling sewer stack in 14 buildings         | 1460 | -       | -       | -       | -       |
| Choutreau Courts  | Clean all air vents                                 | 1460 | 13,400  | 13,771  | 13,771  | 13,771  |
| Choutreau Courts  | Replace metal interior doors as needed              | 1460 | -       | -       | -       | -       |
| Choutreau Courts  | Repair underlayment in damaged breezeway            | 1460 | -       | -       | -       | -       |
| Choutreau Courts  | power wash outer floors/apply no skid paint         | 1460 | 13,555  | 13,555  | 13,555  | 13,555  |
| Choutreau Courts  | Fix underlayment at entrance to 1302 C              | 1460 | -       | -       | -       | -       |
| Choutreau Courts  | Remove Sidewalk & Install new sewer                 | 1460 | 4,670   | 4,670   | 4,670   | 4,670   |
| Choutreau Courts  | Architectural service for extension of Laundry      | 1460 | 2,650   | 2,650   | 2,650   | -       |
| Choutreau Courts  | Kitchen ADA Compliant                               | 1460 | 1,950   | -       | -       | -       |
| Choutreau Courts  | Replace Bad Porches                                 | 1460 | 1,850   | 1,850   | 1,850   | 1,850   |
| Choutreau Courts  | Hallway Repair @ CC                                 | 1460 | 55,950  | 50,174  | 50,174  | 48,924  |
| Choutreau Courts  | Insulating Attic                                    | 1460 | -       | 10,500  | 10,500  | 10,500  |
| Choutreau Courts  | Ready Unit maintenance                              | 1460 | -       | 7,741   | 7,741   | 7,741   |
| Choutreau Courts  | Install Sewer Line                                  | 1460 | -       | 4,670   | 4,670   | 4,670   |
| Choutreau Courts  | Replace Appliances                                  | 1465 | -       | 1,013   | 1,013   | 1,013   |
| Choutreau Courts  | Replace Appliances                                  | 1465 | -       | 4,994   | 4,994   | 4,994   |
| Choutreau Courts  | Expand laundry facilities.                          | 1470 | -       | -       | -       | -       |
| Choutreau Courts  | Convert admin back door to entrance                 | 1470 | 4,000   | -       | -       | -       |
| Choutreau Courts  | Ceiling & Basement Work @13146 Independence.        | 1470 | 2,940   | 2,940   | 2,940   | 2,040   |
| Choutreau Courts  | Debt service- Principal                             | 1501 | 294,909 | 294,908 | 294,908 | 294,908 |
| HAKC              | Debt service- Interest                              | 1501 | 33,311  | 33,311  | 33,311  | 33,311  |
| Guinotte Manor    | Install Mulch in Playground                         | 1450 | 3,619   | 3,619   | 3,619   | 2,450   |
| Guinotte Manor    | Landscaping and Tree trimming                       | 1450 | 15,450  | 15,450  | 15,450  | 15,450  |
| Guinotte Manor    | Stop erosion through out development                | 1450 | 10,100  | 8,170   | 8,170   | 8,170   |
| Guinotte Manor    | Replace play ground Equipment                       | 1450 | 8,107   | -       | -       | -       |
| Guinotte Manor    | Sidewalk Trip hazard repair                         | 1450 | -       | 585     | 585     | 585     |
| Guinotte Manor    | Replacement Upgrade                                 | 1460 | 14,650  | 15,329  | 15,329  | 15,329  |
| Guinotte Manor    | Make shower stalls ADA accessible                   | 1460 | -       | -       | -       | -       |
| Guinotte Manor    | Repair front porch cracks                           | 1460 | -       | -       | -       | -       |
| Guinotte Manor    | Top railing paint repairs on back deck              | 1460 | 2,689   | -       | -       | -       |
| Guinotte Manor    | Re-caulk windows                                    | 1460 | 19,715  | -       | -       | -       |
| Guinotte Manor    | Modify one unit for ADA accommodation               | 1460 | 3,800   | -       | -       | -       |
| Guinotte Manor    | Repair defective double pane window seals           | 1460 | 3,125   | -       | -       | -       |
| Guinotte Manor    | Replace bent storm doors                            | 1460 | 22,750  | -       | -       | -       |
| Guinotte Manor    | Replace Defective Fire Alarm Systems                | 1460 | -       | 3,250   | 3,250   | 1,450   |
| Guinotte Manor    | Clean all air vents                                 | 1470 | 21,900  | 13,827  | 13,827  | 13,827  |
| Guinotte Manor    | Install handicap accessible door @ community center | 1470 | 4,500   | -       | -       | -       |
| Guinotte Manor    | Replace Fire Alarm System                           | 1470 | -       | 4,200   | 4,200   | 4,200   |
| Riverview Gardens | Landscaping and Tree trimming                       | 1450 | 4,674   | -       | -       | -       |

Table Library104

|                   |  |      |        |        |        |        |  |
|-------------------|--|------|--------|--------|--------|--------|--|
| Riverview Gardens | Add sidewalk at Laundry and maintenance          | 1450 | 500    | 4,285  | 4,285  | 4,285  |  |
| Riverview Gardens | Additional dumpster pad at Laundry               | 1450 | 850    | -      | -      | -      |  |
| Riverview Gardens | Stop erosion through out development             | 1450 | 1,800  | -      | -      | -      |  |
| Riverview Gardens | Stripe parking stalls throughout development     | 1450 | 7,500  | 1,750  | 1,750  | 1,750  |  |
| Riverview Gardens | Plant shrubs to separate from City Park          | 1450 | 7,000  | -      | -      | -      |  |
| Riverview Gardens | Patch hole in H/D/C Parking                      | 1450 | 1,779  | -      | -      | -      |  |
| Riverview Gardens | Replacement Upgrade                              | 1460 | -      | -      | -      | -      |  |
| Riverview Gardens | Power wash and seal wood deck                    | 1460 | 2,833  | 11,800 | 11,800 | 11,800 |  |
| Riverview Gardens | Gutter Cleaning                                  | 1460 | 500    | -      | -      | -      |  |
| Riverview Gardens | Clean all air vents                              | 1460 | 23,200 | 15,494 | 15,494 | 15,349 |  |
| Riverview Gardens | Repair pipes in laundry room                     | 1470 | 1,000  | -      | -      | -      |  |
| Riverview Gardens | Add storage shelves to maintenance shop          | 1470 | 295    | -      | -      | -      |  |
| Riverview Gardens | Repair Glass in Beard Room                       | 1470 | 500    | 12     | 12     | 12     |  |
| T B Watkins       | Fence w/c unit to prevent theft                  | 1450 | 2,000  | 3,000  | 3,000  | -      |  |
| T B Watkins       | Landscaping and Tree trimming                    | 1450 | 295    | 550    | 550    | 550    |  |
| T B Watkins       | Protect exposed ground drain vents               | 1450 | 500    | -      | -      | -      |  |
| T B Watkins       | Repair trip hazards & sink holes in sidewalks    | 1450 | 4,495  | 4,495  | 4,495  | -      |  |
| T B Watkins       | Erosion control throughout development           | 1450 | 4,520  | 4,209  | 4,209  | 3,000  |  |
| T B Watkins       | Fix sinking manhole in south parking lot         | 1450 | 5,000  | -      | -      | -      |  |
| T B Watkins       | Mulch Playground                                 | 1450 | 10,268 | 10,268 | 10,268 | -      |  |
| T B Watkins       | Replace Gravel with sod as needed                | 1450 | 200    | 200    | 200    | -      |  |
| T B Watkins       | Sidewalk Trip hazard repair                      | 1450 | -      | 6,591  | 6,591  | 6,591  |  |
| Wayne Miner       | Landscaping and Tree trimming                    | 1450 | 755    | 4,735  | 4,735  | 4,735  |  |
| Wayne Miner       | Build Playground                                 | 1450 | -      | -      | -      | -      |  |
| Wayne Miner       | Remove old playground                            | 1450 | -      | -      | -      | -      |  |
| Wayne Miner       | Stop erosion through out development             | 1450 | 2,695  | 2,695  | 2,695  | 2,695  |  |
| Wayne Miner       | Replace Sidewalk                                 | 1450 | 3,700  | 3,700  | 3,700  | 3,700  |  |
| Wayne Miner       | Patch Cracked concrete and repair stairs         | 1450 | 3,335  | 3,335  | 3,335  | 3,335  |  |
| T B Watkins       | Replacement Upgrade                              | 1460 | 6,528  | 2,950  | 2,950  | 2,950  |  |
| T B Watkins       | Replace damaged fire alarm                       | 1460 | -      | -      | -      | -      |  |
| T B Watkins       | Add addresses on end of building                 | 1460 | 4,100  | 3,000  | 3,000  | 3,000  |  |
| T B Watkins       | Replace window seals in four units               | 1460 | -      | -      | -      | -      |  |
| T B Watkins       | Treat all buildings with all graffiti protection | 1460 | -      | -      | -      | -      |  |
| T B Watkins       | Clean vents in all units                         | 1460 | 18,022 | 14,399 | 14,399 | 14,398 |  |
| T B Watkins       | Plumbing Repair                                  | 1460 | 1,422  | 1,422  | 1,422  | 1,422  |  |
| T B Watkins       | Replace broken sewer #1301 vine                  | 1460 | 10,160 | 10,160 | 10,160 | 10,160 |  |
| T B Watkins       | Planner Box repair                               | 1460 | 2,156  | 2,156  | 2,156  | 2,156  |  |
| T B Watkins       | Sidewalk Trip hazard repair                      | 1460 | 4,500  | 4,500  | 4,500  | -      |  |
| T B Watkins       | Paint all soffits, bay windows and downspouts    | 1460 | 4,585  | -      | -      | -      |  |
| T B Watkins       | Ready Unit maintenance                           | 1460 | -      | 17,453 | 17,453 | 17,453 |  |
| T B Watkins       | Install Water Heaters                            | 1460 | -      | 9,817  | 9,817  | 9,817  |  |
| T B Watkins       | Install & Augur Sewer line                       | 1460 | -      | 8,810  | 8,810  | 8,810  |  |
| T B Watkins       | Replace & Re-pipe back flow device               | 1460 | 5,234  | 5,234  | 5,234  | 5,234  |  |
| T B Watkins       | Make Ready Units                                 | 1460 | -      | 54,566 | 54,566 | 54,566 |  |
| Wayne Miner       | Replacement Upgrade                              | 1460 | 3,185  | 3,185  | 3,185  | 3,185  |  |
| Wayne Miner       | Storm door for all front doorways                | 1460 | -      | -      | -      | -      |  |
| Wayne Miner       | Paint rusted soffits                             | 1460 | -      | -      | -      | -      |  |
| Wayne Miner       | Key control for hose bibs                        | 1460 | -      | -      | -      | -      |  |

Table Library105

|             |  |      |        |        |        |        |        |  |
|-------------|--|------|--------|--------|--------|--------|--------|--|
| Wayne Miner | Clean all air vents                                | 1460 | 5,306  | 5,306  | 5,306  | 5,306  | 5,306  |  |
| Wayne Miner | Treat all buildings with graffiti protection       | 1460 | 7,800  | -      | -      | -      | -      |  |
| Wayne Miner | Ready Unit maintenance                             | 1460 | -      | 52,871 | 52,871 | 52,871 | 52,871 |  |
| T B Watkins | Replace Appliances                                 | 1465 | -      | 10,978 | 10,978 | 10,978 | 10,978 |  |
| T B Watkins | Repair lights and smoke detectors                  | 1470 | 9,000  | 5,850  | 5,850  | 5,850  | 5,850  |  |
| T B Watkins | Repair plumbing in three storage basements         | 1470 | 5,978  | -      | -      | -      | -      |  |
| T B Watkins | Repair fire alarm panel @ Clymer center            | 1470 | 3,250  | 3,250  | 3,250  | 3,250  | 3,250  |  |
| T B Watkins | Evaluation of Chair lift repair                    | 1470 | 435    | -      | -      | -      | -      |  |
| T B Watkins | Rest room repair                                   | 1470 | 2,790  | 2,790  | 2,790  | 2,790  | 2,790  |  |
| T B Watkins | Replace Heat Detectors                             | 1470 | -      | 2,650  | 2,650  | 2,650  | 2,650  |  |
| T B Watkins | Install Fencing @14 & Paseo                        | 1470 | -      | 5,000  | 5,000  | 5,000  | 5,000  |  |
| Wayne Miner | Replace drain pipe N.E. corner of community Center | 1470 | -      | -      | -      | -      | -      |  |
| Wayne Miner | Replace condensing unit                            | 1470 | 10,200 | 10,200 | 10,200 | 10,200 | 10,200 |  |
| West Bluff  | Landscaping/Tree Trimming                          | 1450 | 776    | 6,450  | 6,450  | 6,450  | 6,450  |  |
| West Bluff  | Repair Broken concrete throughout development      | 1450 | 92     | -      | -      | -      | -      |  |
| West Bluff  | Erosion control throughout development             | 1450 | 926    | -      | -      | -      | -      |  |
| West Bluff  | Exterior light at top of hill at playground        | 1450 | 2,000  | -      | -      | -      | -      |  |
| West Bluff  | pour walks over trails                             | 1450 | 12,146 | 9,781  | 9,781  | 9,781  | 9,780  |  |
| West Bluff  | Sidewalk Trip hazard repair                        | 1450 | -      | 1,755  | 1,755  | 1,755  | 1,755  |  |
| West Bluff  | Replacement Upgrade                                | 1460 | -      | -      | -      | -      | -      |  |
| West Bluff  | Replace tub surrounds at turnover                  | 1460 | 9,500  | 3,400  | 3,400  | 3,400  | 3,400  |  |
| West Bluff  | Replace kitchen cabinets                           | 1460 | 19,250 | -      | -      | -      | -      |  |
| West Bluff  | Replace bathroom vanities                          | 1460 | 11,000 | -      | -      | -      | -      |  |
| West Bluff  | Install hinged closet doors                        | 1460 | -      | -      | -      | -      | -      |  |
| West Bluff  | Add colored shutters to units                      | 1460 | -      | -      | -      | -      | -      |  |
| West Bluff  | Pressure wash brick & vinyl siding                 | 1460 | 4,500  | -      | -      | -      | -      |  |
| West Bluff  | Replace three bathroom lavatories                  | 1460 | 1,200  | -      | -      | -      | -      |  |
| West Bluff  | Replace three bathtubs                             | 1460 | 2,250  | -      | -      | -      | -      |  |
| West Bluff  | Clean all air vents                                | 1460 | 9,900  | -      | -      | -      | -      |  |
| West Bluff  | Repair leaks in roof valleys                       | 1460 | 5,332  | 3,750  | 3,750  | 3,750  | 3,750  |  |
| West Bluff  | Remove infected pipes & install new                | 1460 | 3,740  | 3,740  | 3,740  | 3,740  | 3,740  |  |
| West Bluff  | roof repair@1210 West Bluff                        | 1460 | 2,390  | 17,490 | 17,490 | 17,490 | 17,490 |  |
| West Bluff  | Erosion control throughout development             | 1460 | 2,325  | 2,325  | 2,325  | 2,325  | 2,325  |  |
| West Bluff  | Repair sidings, soffits, downspout & fascia        | 1460 | 1,980  | 1,980  | 1,980  | 1,980  | 1,980  |  |
| West Bluff  | Repair uneven floor @1331 west bluff               | 1460 | 4,668  | 4,668  | 4,668  | 4,668  | 4,668  |  |
| West Bluff  | 1221 W Bluff Resolve Ground Water                  | 1460 | -      | 5,062  | 5,062  | 5,062  | 5,062  |  |
| West Bluff  | Make Ready Units                                   | 1460 | -      | 46,208 | 46,208 | 46,208 | 46,208 |  |
| West Bluff  | Replace Appliances                                 | 1465 | -      | 4,764  | 4,764  | 4,764  | 4,764  |  |
| West Bluff  | Storage space for maintenance.                     | 1470 | 30,443 | 5,739  | 5,739  | 5,739  | 5,739  |  |
| West Bluff  | Counter Top and Sink @WB                           | 1470 | -      | 1,999  | 1,999  | 1,999  | 1,998  |  |
| Brush Creek | Elevator Consultant Fee                            | 1430 | -      | 9,800  | 9,800  | 9,800  | 4,995  |  |
| Brush Creek | Landscaping/Tree Trimming                          | 1450 | 2,317  | -      | -      | -      | -      |  |
| Brush Creek | Resurface parking lots & drive                     | 1450 | -      | -      | -      | -      | -      |  |
| Brush Creek | Install rail around cooling tower                  | 1450 | 405    | -      | -      | -      | -      |  |
| Brush Creek | Light Parking Lots                                 | 1450 | 5,000  | 8,789  | 8,789  | 8,789  | 8,789  |  |
| Brush Creek | Replacement Upgrade                                | 1460 | 4,000  | 11,673 | 11,673 | 11,673 | 11,673 |  |
| Brush Creek | Paint alternate halls and rails                    | 1460 | 28,000 | 26,280 | 26,280 | 26,280 | 26,280 |  |
| Brush Creek | Renovate food pantry                               | 1460 | 1,200  | -      | -      | -      | -      |  |

Table Library 106

|                   |  |      |         |        |        |        |        |        |
|-------------------|--|------|---------|--------|--------|--------|--------|--------|
| Brush Creek       | Modernize 27 kitchens a year                     | 1460 | -       | -      | -      | -      | -      | -      |
| Brush Creek       | Energy saving storm doors                        | 1460 | -       | -      | -      | -      | -      | -      |
| Brush Creek       | Repair cracks in hallway walls                   | 1460 | 4,850   | 4,850  | -      | 4,850  | -      | 4,850  |
| Brush Creek       | Replace security camera for rope cover           | 1460 | 15,590  | -      | -      | -      | -      | -      |
| Brush Creek       | Replace outside soffits                          | 1460 | 7,938   | -      | -      | 7,938  | -      | 7,938  |
| Brush Creek       | Replace building main plumbing drains            | 1460 | -       | -      | -      | -      | -      | -      |
| Brush Creek       | Seal cracks in exterior seams                    | 1460 | 1,125   | -      | -      | -      | -      | -      |
| Brush Creek       | Replace elevator carriage parts                  | 1460 | 33,766  | -      | -      | -      | -      | -      |
| Brush Creek       | Install trash removal unit for basement          | 1460 | 7,188   | -      | 5,862  | -      | 5,862  | -      |
| Brush Creek       | Elevator Modernization                           | 1460 | 175,137 | -      | 48,940 | -      | 48,940 | -      |
| Brush Creek       | Erosion control throughout development           | 1460 | 2,325   | 2,325  | 2,325  | 2,325  | 2,325  | 2,325  |
| Brush Creek       | Repair to HC fire sprinkler                      | 1460 | 2,874   | 2,874  | 2,874  | 2,874  | -      | -      |
| Brush Creek       | Plumbing work @ BC                               | 1460 | 7,640   | 7,940  | 7,940  | 7,940  | -      | 7,940  |
| Brush Creek       | Floor Replacement                                | 1460 | -       | 1,379  | 1,379  | 1,379  | -      | 1,379  |
| Brush Creek       | Water Heater Replacement                         | 1460 | -       | 8,700  | 8,700  | 8,700  | -      | 8,700  |
| Brush Creek       | Roof top screening                               | 1460 | -       | 3,400  | 3,400  | 3,400  | -      | 3,400  |
| Brush Creek       | Paint Door & Window                              | 1460 | -       | 6,377  | 6,377  | 6,377  | -      | 6,377  |
| Brush Creek       | Security Camera outside and inside               | 1470 | 1,500   | -      | -      | -      | -      | -      |
| Dunbar Gardens    | Landscaping and Tree trimming                    | 1450 | 2,000   | -      | -      | -      | -      | -      |
| Dunbar Gardens    | Erosion control throughout development           | 1450 | 5,000   | -      | -      | -      | -      | -      |
| Dunbar Gardens    | Divert water from resident window well           | 1450 | 500     | -      | -      | -      | -      | -      |
| Dunbar Gardens    | Add new dumpster pad at NW corner of development | 1450 | 4,600   | -      | -      | -      | -      | -      |
| Dunbar Gardens    | Seal and Paint Parking lots                      | 1450 | 2,500   | 4,759  | 4,759  | 4,759  | -      | 4,758  |
| Dunbar Gardens    | Add addresses on end of building                 | 1450 | 3,000   | 3,000  | 3,000  | 3,000  | -      | -      |
| Dunbar Gardens    | Concrete Decks & Sidewalks                       | 1450 | -       | 7,845  | 7,845  | 7,845  | -      | 7,845  |
| Dunbar Gardens    | Replacement Upgrade                              | 1460 | 2,235   | 2,235  | 2,235  | 2,235  | -      | 2,235  |
| Dunbar Gardens    | Repaint exposed roof flashings                   | 1460 | 15,000  | -      | -      | -      | -      | -      |
| Dunbar Gardens    | Clean all air vents                              | 1460 | 6,500   | 4,568  | 4,568  | 4,568  | -      | 4,568  |
| Dunbar Gardens    | Clean all scuppers.                              | 1460 | 1,200   | -      | -      | -      | -      | -      |
| Dunbar Gardens    | Install scupper guards                           | 1460 | 2,750   | -      | -      | -      | -      | -      |
| Dunbar Gardens    | Paint decks with skid proof paint                | 1460 | 8,500   | -      | -      | -      | -      | -      |
| Dunbar Gardens    | seal cat walk horizontal seams                   | 1460 | 8,834   | 500    | 500    | 500    | -      | 500    |
| Dunbar Gardens    | Upgrade electrical breaker boxes as needed       | 1460 | 2,000   | -      | -      | -      | -      | -      |
| Dunbar Gardens    | Roof Replacement @ DG                            | 1460 | 3,170   | 3,170  | 3,170  | 3,170  | -      | 3,170  |
| Dunbar Gardens    | Roof Trim Painting                               | 1460 | 3,875   | 3,875  | 3,875  | 3,875  | -      | 3,875  |
| Dunbar Gardens    | Concrete Repair                                  | 1460 | 2,975   | 2,975  | 2,975  | 2,975  | -      | 2,975  |
| Dunbar Gardens    | Erosion control throughout development           | 1460 | 2,325   | 2,325  | 2,325  | 2,325  | -      | 2,325  |
| Dunbar Gardens    | Track Point Brick work                           | 1460 | 1,650   | 1,650  | 1,650  | 1,650  | -      | -      |
| Dunbar Gardens    | Building Maintenance                             | 1460 | 12,500  | 9,550  | 9,550  | 9,550  | -      | 9,550  |
| Dunbar Gardens    | 3364 Colorado Drainage improvement               | 1460 | -       | 6,740  | 6,740  | 6,740  | -      | 6,740  |
| Dunbar Gardens    | Floor Replacement                                | 1460 | -       | 2,036  | 2,036  | 2,036  | -      | 2,036  |
| Dunbar Gardens    | Make Ready Units                                 | 1460 | -       | 15,223 | 15,223 | 15,223 | -      | 15,223 |
| Dunbar Gardens    | Track point @3364 Colorado                       | 1460 | -       | 1,180  | 1,180  | 1,180  | -      | 1,180  |
| Dunbar Gardens    | Cover community center RR to 504 accessible      | 1470 | 5,000   | 5,000  | 5,000  | 5,000  | -      | -      |
| Dunbar Gardens    | Install Portable ac unit in units                | 1470 | 1,000   | 1,200  | 1,200  | 1,200  | -      | 1,200  |
| Dunbar Gardens    | Paint Exterior Railings @DG                      | 1460 | -       | 4,192  | 4,192  | 4,192  | -      | -      |
| Pemberton Heights | Landscaping and Tree trimming                    | 1450 | -       | -      | -      | -      | -      | -      |
| Pemberton Heights | Seal and Strip residents parking lot             | 1450 | -       | 4,500  | 4,500  | 4,500  | -      | 4,500  |

Table Library107

|                   |   |      |        |        |        |        |
|-------------------|---|------|--------|--------|--------|--------|
| Pemberton Heights | Replacement Upgrade                       | 1460 | 9,911  | 8,200  | 8,200  | 8,200  |
| Pemberton Heights | Paint all common areas above 1st          | 1460 | 2,000  | 19,940 | 19,940 | 19,940 |
| Pemberton Heights | Re-carpet hallways                        | 1460 | 22,700 | 63,000 | 63,000 | 63,000 |
| Pemberton Heights | Replace Screens on sliding doors          | 1460 | -      | -      | -      | -      |
| Pemberton Heights | Replace rollout windows w/sliders         | 1460 | -      | -      | -      | -      |
| Pemberton Heights | Install thresholds in ADA Showers         | 1460 | 1,200  | -      | -      | -      |
| Pemberton Heights | Replace defective plumbing & dry-wall     | 1460 | 9,980  | 9,980  | 9,980  | -      |
| Pemberton Heights | slop leaks in (?) ADA Units               | 1460 | 1,455  | -      | -      | -      |
| Pemberton Heights | Replace Carriage part in both elevators   | 1460 | 13,200 | -      | -      | -      |
| Pemberton Heights | Erosion control throughout development    | 1460 | 2,325  | 2,325  | 2,325  | 2,325  |
| Pemberton Heights | Repair PH community room                  | 1460 | 788    | 788    | 788    | 788    |
| Pemberton Heights | Repair sewer                              | 1460 | 9,315  | 9,315  | 9,315  | 9,315  |
| Pemberton Heights | Floor Replacement                         | 1460 | -      | 2,207  | 2,207  | 2,207  |
| Pemberton Heights | Replace exhaust stack on the roof         | 1460 | -      | 2,494  | 2,494  | 2,494  |
| Pemberton Heights | Replace pressure relief pump on boiler    | 1460 | -      | 3,844  | 3,844  | 3,844  |
| Pemberton Heights | Replace Appliances                        | 1465 | -      | 443    | 443    | 443    |
| Pemberton Heights | Exhaust fans in trash room                | 1470 | 900    | -      | -      | -      |
| Scattered Sites   | Tree Trimming and Removal                 | 1450 | 11,889 | 11,170 | 11,170 | 11,170 |
| Scattered Sites   | 11105 N. main fence and drive             | 1450 | -      | -      | -      | -      |
| Scattered Sites   | 7433 Hunter Ct privacy fence              | 1450 | 1,500  | -      | -      | -      |
| Scattered Sites   | 648 NE 83rd Replace Valve                 | 1450 | 4,963  | 4,704  | 4,704  | 4,704  |
| Scattered Sites   | 4287 E 61st Cut branches and fix drive    | 1450 | 9,773  | 9,773  | 9,773  | 9,773  |
| Scattered Sites   | 5202 Skivless solve drive and drainage    | 1450 | 2,011  | -      | -      | -      |
| Scattered Sites   | 4671-4681 Overton Excavate proper grade   | 1450 | -      | -      | -      | -      |
| Scattered Sites   | 6702 Walrod trim overhead tree            | 1450 | 1,500  | -      | -      | -      |
| Scattered Sites   | 2011 E. Gregory Expand Parking            | 1450 | 6,935  | 6,935  | 6,935  | 6,935  |
| Scattered Sites   | 12116 Replace Furnace and Water Heater    | 1450 | 3,920  | 3,920  | 3,920  | 3,767  |
| Scattered Sites   | Replacement Upgrade                       | 1460 | 7,530  | -      | -      | -      |
| Scattered Sites   | Storm/screen doors & appliances           | 1460 | 18,799 | -      | -      | -      |
| Scattered Sites   | 7017 7015 7009 N Gower Paint              | 1460 | 16,200 | 16,200 | 16,200 | 16,200 |
| Scattered Sites   | 1301 N.E. 112th -Roof, Wall, Drive & Deck | 1460 | 24,800 | 37,884 | 37,884 | 37,884 |
| Scattered Sites   | 8106 NE 52 Foundation leak repair         | 1460 | 5,000  | -      | -      | -      |
| Scattered Sites   | 5640 Overton - Windows, walls and sidings | 1460 | 3,000  | -      | -      | -      |
| Scattered Sites   | 8406 N/110 Terrace Paint Exterior         | 1460 | 6,801  | 6,801  | 6,801  | 6,801  |
| Scattered Sites   | 3746 N. Chery Repair sinking sub-floor    | 1460 | 3,356  | 3,356  | 3,356  | 3,356  |
| Scattered Sites   | 1105 N. Donnelly Paint trim & Sides       | 1460 | -      | 17,397 | 17,397 | 13,703 |
| Scattered Sites   | 4812 N Fremont -Paint Sidings             | 1460 | -      | 8,200  | 8,200  | 3,561  |
| Scattered Sites   | 3866 E 61st Trusses and Sashes            | 1460 | 5,634  | 5,634  | 5,634  | 5,634  |
| Scattered Sites   | 1123 Monroe fence and plaster cracks      | 1460 | -      | -      | -      | -      |
| Scattered Sites   | 4332 Hardsey interior rehab               | 1460 | 12,105 | -      | -      | -      |
| Scattered Sites   | 4504 E 18th Complete rehab                | 1460 | 37,500 | -      | -      | -      |
| Scattered Sites   | 4418 I awn interior rehab                 | 1460 | 23,500 | -      | -      | -      |
| Scattered Sites   | 716 Cleveland - Leaking basement          | 1460 | 1,653  | -      | -      | -      |
| Scattered Sites   | 1705 Elmwood- Roof, ceilings and wall     | 1460 | 7,267  | 7,267  | 7,267  | 7,267  |
| Scattered Sites   | 1618 Belmont Roof, Ceilings and wall      | 1460 | 2,700  | -      | -      | -      |
| Scattered Sites   | 918 Cleveland- Garage roof repair         | 1460 | 5,099  | 5,099  | 5,099  | 5,099  |
| Scattered Sites   | 5501 E 39th complete rehab                | 1460 | 41,741 | 32,500 | 32,500 | 32,500 |
| Scattered Sites   | 2620 Roof, window & drive                 | 1460 | 13,177 | 13,177 | 13,177 | 13,177 |

Table Library108

|                 |  |      |        |        |        |        |        |
|-----------------|--|------|--------|--------|--------|--------|--------|
| Scattered Sites | 5711 E 40th Sidings and Carpet                         | 1460 | 7,887  | -      | -      | -      | -      |
| Scattered Sites | 7821 E 21st -foundation, walls and erosion             | 1460 | 6,676  | -      | -      | -      | -      |
| Scattered Sites | 4657 Overton foundation back fill                      | 1460 | -      | -      | -      | -      | -      |
| Scattered Sites | 4651 Overton window wells & drive                      | 1460 | 3,122  | -      | -      | -      | -      |
| Scattered Sites | 4648 Overton siding and gutter replacement             | 1460 | 750    | -      | -      | -      | -      |
| Scattered Sites | 4660 Overton window wells & siding                     | 1460 | 2,220  | -      | -      | -      | -      |
| Scattered Sites | 4571 Overton window wells & erosion                    | 1460 | -      | -      | -      | -      | -      |
| Scattered Sites | 4670 Overton window wells & backfill                   | 1460 | 175    | 175    | 175    | 175    | 175    |
| Scattered Sites | 4657 Overton window wells & backfill                   | 1460 | 2,850  | 2,850  | 2,850  | 2,850  | 2,850  |
| Scattered Sites | 4655 Overton window wells                              | 1460 | 2,500  | 2,500  | 2,500  | 2,500  | 2,500  |
| Scattered Sites | 4667 Overton window wells & backfill                   | 1460 | 1,575  | 268    | 268    | 268    | 268    |
| Scattered Sites | 4665 Overton window wells & backfill                   | 1460 | 2,850  | 4,157  | 4,157  | 4,157  | 4,157  |
| Scattered Sites | 4677 Overton window wells & siding                     | 1460 | 2,789  | 2,789  | 2,789  | 2,789  | 2,789  |
| Scattered Sites | 4675 Overton window wells & backfill                   | 1460 | -      | -      | -      | -      | -      |
| Scattered Sites | 4679 Overton siding & soffits                          | 1460 | -      | -      | -      | -      | -      |
| Scattered Sites | 4672 Overton window well & backfill                    | 1460 | -      | -      | -      | -      | -      |
| Scattered Sites | 5515 Highland 4306 tower 3743 gartner roof leak repair | 1460 | 7,992  | 7,992  | 7,992  | 7,992  | 7,992  |
| Scattered Sites | 8307B Hverton-Replace Obsolete Plumbing                | 1460 | 13,956 | 15,460 | 15,460 | 15,460 | 15,460 |
| Scattered Sites | Window Replacement@3406 Anderson                       | 1460 | 12,088 | 9,768  | 9,768  | 9,768  | 9,768  |
| Scattered Sites | 5601 Bellefontaine Driveway Repair                     | 1460 | 7,669  | 6,531  | 6,531  | 6,531  | 6,531  |
| Scattered Sites | Roof Repair 4036 Towers Rd                             | 1460 | -      | 4,918  | 4,918  | 4,918  | 4,918  |
| Scattered Sites | 4504 Benton- YouthBuild                                | 1460 | -      | 27,156 | 27,156 | 7,889  | 7,889  |
| Scattered Sites | 6733 Bellefontaine Repair Roof/Leaks                   | 1460 | -      | 5,500  | 5,500  | 5,500  | 5,500  |
| Scattered Sites | Replace furnace @210 S. Indiana                        | 1460 | -      | 1,300  | 1,300  | -      | -      |
| Scattered Sites | 5012 E 41 repair interior/exterior damage              | 1460 | -      | 12,184 | 12,184 | 12,184 | 12,184 |
| Scattered Sites | 8308 E 91st replace roof deck                          | 1460 | 5,000  | -      | -      | -      | -      |
| Scattered Sites | Remodel 8 units a year                                 | 1460 | 15,122 | 15,121 | 15,121 | 15,121 | 15,121 |
| Scattered Sites | 9201 & 9203 Central paint and repair sidings           | 1460 | 14,500 | -      | -      | -      | -      |
| Scattered Sites | 11030 Booth garage door                                | 1460 | 993    | -      | -      | -      | -      |
| Scattered Sites | 2908 F 69th truck point & screen chimney               | 1460 | 747    | -      | -      | -      | -      |
| Scattered Sites | 11301 Booth kitchen subfloor & covering                | 1460 | 1,442  | 1,442  | 1,442  | 1,442  | 1,442  |
| Scattered Sites | 6311 Chestnut bathroom floor                           | 1460 | 995    | -      | -      | -      | -      |
| Scattered Sites | Plumbing work @16041 Balas                             | 1460 | 2,340  | 2,340  | 2,340  | 2,340  | 2,340  |
| Scattered Sites | 7401 E 108 replace sidings & paint wall                | 1460 | 8,829  | 9,123  | 9,123  | 9,123  | 9,123  |
| Scattered Sites | 5824 Booth Basement Repair                             | 1460 | 15,395 | 15,909 | 15,909 | 15,909 | 15,909 |
| Scattered Sites | Replacement Upgrade                                    | 1460 | -      | 6,250  | 6,250  | 6,250  | 6,250  |
| Scattered Sites | Repair Stone Retaining wall @1324 E 83 Terrace         | 1460 | 4,358  | 3,446  | 3,446  | 3,446  | 3,446  |
| Scattered Sites | Plumbing Repair @11216 Greenwood                       | 1460 | 7,632  | 7,632  | 7,632  | 7,632  | 7,632  |
| Scattered Sites | Siding Repair @1011 Hillcrest                          | 1460 | 11,309 | 11,458 | 11,458 | 11,458 | 11,458 |
| Scattered Sites | Replacement of Exterior signs and paint wall           | 1460 | 2,916  | -      | -      | -      | -      |
| Scattered Sites | Replace collapsed sewer line @8308 F91 Terrace         | 1460 | -      | 4,290  | 4,290  | -      | -      |
| Scattered Sites | 7123 Indiana repair plumbing line                      | 1460 | -      | 4,724  | 4,724  | 4,724  | 4,724  |
| Scattered Sites | 10315 Crystal Replace damaged electrical mast          | 1460 | -      | 933    | 933    | -      | -      |
| Scattered Sites | Floor replacement                                      | 1460 | -      | 7,169  | 7,169  | 7,169  | 7,169  |
| Scattered Sites | 6847 Askew Repair Roof/Leak                            | 1460 | -      | 1,800  | 1,800  | 1,800  | 1,800  |
| Scattered Sites | 11205 Balas Repair roof/Leaks                          | 1460 | -      | 853    | 853    | 853    | 853    |
| Scattered Sites | 8448 Main St Replace rotted & damage soffit            | 1460 | -      | 1,947  | 1,947  | 1,947  | 1,947  |
| Scattered Sites | Roof Repair 3743 Gardner                               | 1460 | -      | 6,030  | 6,030  | 6,030  | 6,030  |

Table Library109

|                 |  |      |           |           |              |           |
|-----------------|--|------|-----------|-----------|--------------|-----------|
| Scattered Sites | 5503 E 86th St Repair Siding             | 1460 | -         | 5,497     | 5,497        | 5,497     |
| Scattered Sites | 7273 Olive Replace tub surround          | 1460 | -         | 800       | 800          | 800       |
| Scattered Sites | 8407 E. 109 St Repair foundation         | 1460 | -         | 3,835     | 3,835        | 3,835     |
| Scattered Sites | 709 W 89 Repair foundation Leak          | 1460 | -         | 16,253    | 16,253       | 16,253    |
| Scattered Sites | 6847 Askew Replace Plumbing Lines        | 1460 | -         | 5,830     | 5,830        | 5,830     |
| Scattered Sites | General Rehab @2231 E 67th               | 1460 | -         | 38,270    | 38,270       | 38,270    |
| Scattered Sites | 210 Indiana Replace Furnace              | 1460 | -         | 1,051     | 1,051        | 1,051     |
| Scattered Sites | Replace AC unit @4013 E 69th             | 1460 | -         | 350       | 350          | 350       |
| Scattered Sites | Paint Fascia/Porch/paint-9201-03 Central | 1460 | -         | 26,196    | 26,196       | 8,495     |
| Scattered Sites | Roof Replacement @ 8524 Euclid           | 1460 | -         | 12,066    | 12,066       | 12,066    |
| Scattered Sites | Replace Appliances                       | 1465 | -         | 1,964     | 1,964        | 1,964     |
|                 | <b>TOTAL</b>                             |      | 3,707,162 | 3,707,162 | 3,707,162.45 | 3,471,957 |

Table Library110

Annual Statement/Performance and Evaluation Report

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

PART III: Implementation Schedule

|   |   |                           |
|---|---|---------------------------|
| PHA Name:<br>Housing Authority of Kansas City, Missouri | Grant Type and Number: 501-06<br>Capital Fund Program Grant No:<br>MOP002501-06<br>Replacement Housing Factor Grant No: | Federal FY of Grant: 2006 |
|---|---|---------------------------|

| Development Number<br>Name/HA Wide<br>Activities | All Funds Obligated |         |           | All Funds Expended |         |        | Reason for Revised Target Dates |
|--|---------------------|---------|-----------|--------------------|---------|--------|---------------------------------|
|  | Original            | Revised | Actual    | Original           | Revised | Actual |                                 |
| HAKC WIDE  | 7/17/2008           |         | 6/10/2008 | 7/17/2010          |         |        |                                 |
| Chouteau Courts                                  | 7/17/2008           |         | 6/10/2008 | 7/17/2010          |         |        |                                 |
| TB Walkins                                       | 7/17/2008           |         | 6/10/2008 | 7/17/2010          |         |        |                                 |
| Gaiiotte Manor                                   | 7/17/2008           |         | 6/10/2008 | 7/17/2010          |         |        |                                 |
| Wayne Minor                                      | 7/17/2008           |         | 6/10/2008 | 7/17/2010          |         |        |                                 |
| Riverview  | 7/17/2008           |         | 6/10/2008 | 7/17/2010          |         |        |                                 |
| West Bluff                                       | 7/17/2008           |         | 6/10/2008 | 7/17/2010          |         |        |                                 |
| Brush Creek                                      | 7/17/2008           |         | 6/10/2008 | 7/17/2010          |         |        |                                 |
| Dunbar Gardens                                   | 7/17/2008           |         | 6/10/2008 | 7/17/2010          |         |        |                                 |
| Pemberton Heights                                | 7/17/2008           |         | 6/10/2008 | 7/17/2010          |         |        |                                 |
| Scattered Sites                                  | 7/17/2008           |         | 6/10/2008 | 7/17/2010          |         |        |                                 |
| <b>TOTAL</b>                                     | <b>436,106</b>      |         |           |                    |         |        |                                 |

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**

|   |  |   |
|---|--|---|
| <b>PHA Name:</b><br>Housing Authority of the City of Kansas<br>City | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: MO16P002501-07<br>Replacement Housing Factor Grant No:<br>Date of CFFP: | <b>FY of Grant:</b> 2007<br><b>FY of Grant Approval:</b> 2007 |
|---|--|---|

| Line | Type of Grant<br><input type="checkbox"/> Original Annual Statement<br><input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/08 | Summary by Development Account                               | <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)<br><input type="checkbox"/> Final Performance and Evaluation Report |  | Obligated | Total Actual Cost <sup>1</sup><br>Expended |
|------|---|--|---|--|-----------|--|
|      |   |  | Original  | Total Estimated Cost<br>Revised <sup>2</sup> |           |  |
| 1    |   | Total non-CFP Funds  |   |  |           |  |
| 2    |   | 1406 Operations (may not exceed 20% of line 21) <sup>3</sup> | 721,483   | 721,483                                      | 721,483   | 721,483                                    |
| 3    |   | 1408 Management Improvements                                 | 519,996   | 494,217                                      | 464,590   | 461,238                                    |
| 4    |   | 1410 Administration (may not exceed 10% of line 21)          | 360,741   | 360,741                                      | 360,741   | 360,741                                    |
| 5    |   | 1411 Audit   |   |  |           |  |
| 6    |   | 1415 Liquidated Damages                                      |   |  |           |  |
| 7    |   | 1430 Fees and Costs  | 0   | 60,556                                       | 0         | 0  |
| 8    |   | 1440 Site Acquisition  |   |  |           |  |
| 9    |   | 1450 Site Improvement  | 144,554   | 139,568                                      | 135,949   | 77,051                                     |
| 10   |   | 1460 Dwelling Structures                                     | 1,014,713   | 835,916                                      | 686,654   | 336,236                                    |
| 11   |   | 1465.1 Dwelling Equipment Nonexpendable                      |   |  |           |  |
| 12   |   | 1470 Non-dwelling Structures                                 | 44,108  | 66,495                                       | 36,477    | 30,171                                     |
| 13   |   | 1475 Non-dwelling Equipment                                  | 144,000   | 122,000                                      | 112,715   | 93,593                                     |
| 14   |   | 1485 Demolition  |   |  |           |  |
| 15   |   | 1492 Moving to Work Demonstration                            |   |  |           |  |
| 16   |   | 1495.1 Relocation Costs                                      |   |  |           |  |
| 17   |   | 1499 Development Activities <sup>4</sup>                     | 0   | 150,000                                      | 11,395    | 0  |

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> 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  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

|  |  |   |
|--|--|---|
| <b>PHA Name:</b><br>Housing Authority<br>of the City of Kansas | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: MOI6P002501-07<br>Replacement Housing Factor Grant No:<br>Date of CTFP: | FFY of Grant: 2007<br>FFY of Grant Approval: 2007 |
|--|--|---|

| Line   | Type of Grant<br><input checked="" type="checkbox"/> Original Annual Statement<br><input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/08 | Summary by Development Account   | Total Estimated Cost |                                      | Total Actual Cost <sup>1</sup> |           |
|--|--|--|----------------------|--------------------------------------|--------------------------------|-----------|
|  |  |  | Original             | Revised <sup>2</sup>                 | Obligated                      | Expended  |
| 18a  | <input type="checkbox"/> Reserve for Disasters/Emergencies   | 1501 Collateralization or Debt Service paid by the PHA                   | 658,000              | 656,439                              | 656,439                        | 656,439   |
| 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)                           | 3,607,595            | 3,607,415                            | 3,186,443                      | 2,737,312 |
| 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                |                      |                                      |                                |           |
| Signature of Executive Director <i>Edon Howard</i> |  |  | Date                 | Signature of Public Housing Director |                                | Date      |
|  |  |  | 07/31/2009           |                                      |                                |           |

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RLIIF 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  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part II: Supporting Pages**

PIA Name: Housing Authority of the City of Kansas City

Grant Type and Number

Capital Fund Program Grant No: MO16P002501-07

CFPP (Yes/ No): No

Replacement Housing Factor Grant No:

Federal FFY of Grant: 2007

| Development Number<br>Name/PHA-Wide<br>Activities | General Description of Major Work<br>Categories  | Development<br>Account No. | Quantity | Total Estimated Cost |                      | Total Actual Cost               |                                | Status of Work |
|---|--|----------------------------|----------|----------------------|----------------------|---------------------------------|--------------------------------|----------------|
|   |  |                            |          | Original             | Revised <sup>1</sup> | Funds<br>Obligated <sup>2</sup> | Funds<br>Expended <sup>2</sup> |                |
| HAKC  | Operating Costs (1406)                           | 1406                       |          | 721,483              | 721,483              | 721,483                         | 721,483                        |                |
| HAKC  | Receivership & Admin. improvements<br>1408)      | 1408                       |          | 150,000              | 150,000              | 150,000                         | 150,000                        |                |
| HAKC  | Rent for Agency Office Space (rent)<br>(1408)    | 1408                       |          | 144,570              | 168,904              | 168,904                         | 168,904                        |                |
| HAKC  | Staff Training (1408)                            | 1408                       |          | 25,000               | 25,000               | 25,000                          | 24,041                         |                |
| HAKC  | MIS hard & software upgrade (1408)               | 1408                       |          | 120,426              | 130,257              | 119,336                         | 116,942                        |                |
| HAKC  | Resident Employment & Ops training<br>(1408)     | 1408                       |          | 45,000               | 15,660               | 0                               | 0                              |                |
| HAKC  | Sundry (1408)                                    | 1408                       |          | 35,000               | 4,396                | 1,350                           | 1,350                          |                |
| HAKC  | Non-technical salaries and benefits<br>(1410)    | 1410                       |          | 360,741              | 360,741              | 360,741                         | 360,741                        |                |
| HAKC  | A & E Fee for elderly and disabled<br>assessment | 1430                       |          | 0                    | 31,556               | 0                               | 0                              |                |
| HAKC  | A & E Fee for Energy Saving                      | 1430                       |          | 0                    | 29,000               | 0                               | 0                              |                |
| HAKC  | Seal and stripe parking lot                      | 1450                       |          | 0                    | 0                    | 0                               | 0                              |                |
| HAKC  | Carpet replacement at FDLC                       | 1470                       |          | 0                    | 5,000                | 5,000                           | 5,000                          |                |
| HAKC  | Paint railing                                    | 1470                       |          | 0                    | 600                  | 0                               | 0                              |                |
| HAKC  | Replace Door @ 299 Pasco                         | 1470                       |          | 0                    | 3,306                | 3,306                           | 0                              |                |
| HAKC  | Maintenance Equipment (1475)                     | 1475                       |          | 4,000                | 4,000                | 0                               | 0                              |                |
| HAKC  | Office Equipment (1475)                          | 1475                       |          | 140,000              | 118,000              | 112,715                         | 93,953                         |                |
| HAKC  | Debl. Service @20.5%                             | 1501                       |          | 658,000              | 656,439              | 656,439                         | 656,439                        |                |
|   |  |                            |          |                      |                      |                                 |                                |                |

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

<sup>2</sup>To be completed for the Performance and Evaluation Report.





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 II: Supporting Pages**

PIA Name: Housing Authority of the City of Kansas City

Grant Type and Number

Capital Fund Program Grant No: MO16P002501-07

CFFP (Yes/ No): No

Replacement Housing Factor Grant No:

Federal FY of Grant: 2007

| Development Number<br>Name/PHA-Wide<br>Activities | General Description of Major Work<br>Categories                             | Development<br>Account No. | Quantity | Total Estimated Cost |                      | Total Actual Cost               |                                | Status of Work |
|---|---|----------------------------|----------|----------------------|----------------------|---------------------------------|--------------------------------|----------------|
|   |   |                            |          | Original             | Revised <sup>1</sup> | Funds<br>Obligated <sup>2</sup> | Funds<br>Expended <sup>2</sup> |                |
| TB Watkins  | Landscaping and tree trimming   | 1450                       |          | 6,000                | 0                    | 0                               | 0                              |                |
| TB Watkins  | Tree trimming and Removal   | 1450                       |          | 0                    | 10,490               | 10,490                          | 9,140                          |                |
| TB Watkins  | Remulch playgrounds   | 1450                       |          | 0                    | 1,893                | 622                             | 622                            |                |
| TB Watkins  | Retaining wall repair   | 1450                       |          | 0                    | 1,789                | 1,789                           | 1,789                          |                |
| TB Watkins  | Replacement upgrade   | 1460                       |          | 27,000               | 0                    | 0                               | 0                              |                |
| TB Watkins  | Replace all hot water heaters in Phase III                                  | 1460                       |          | 6,681                | 0                    | 0                               | 0                              |                |
| TB Watkins  | Replacement upgrade   | 1460                       |          | 0                    | 16,644               | 16,644                          | 16,644                         |                |
| TB Watkins  | Replace all hot water heaters in Phase III<br>to eliminate exhaust problems | 1460                       |          | 0                    | 10,560               | 10,560                          | 10,310                         |                |
| TB Watkins  | Seal Parking area @ Clymer  | 1460                       |          | 0                    | 13,308               | 13,308                          | 13,308                         |                |
| TB Watkins  | Replace Compressor on 15 ton<br>Condensing Unit                             | 1460                       |          | 0                    | 4,000                | 4,000                           | 4,000                          |                |
| TB Watkins  | Deck Replacement  | 1460                       |          | 0                    | 8,500                | 8,500                           | 8,500                          |                |
| TB Watkins  | Countertop Replacement  | 1460                       |          | 0                    | 514                  | 514                             | 514                            |                |
| TB Watkins  | Roof Replacement  | 1460                       |          | 0                    | 11,590               | 11,590                          | 0                              |                |
| TB Watkins  | Replace door jamb on janitor closet in<br>Clymer Center                     | 1470                       |          | 500                  | 0                    | 0                               | 0                              |                |
| TB Watkins  | Management Office Improvements  | 1470                       |          | 1,000                | 1,000                | 0                               | 0                              |                |
| TB Watkins  | Replace Heat detectors in common area                                       | 1470                       |          | 0                    | 2,650                | 0                               | 0                              |                |
| TB Watkins  | Replace Motor gear box on entry door<br>@Clymer                             | 1470                       |          | 0                    | 1,651                | 1,651                           | 1,651                          |                |

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

<sup>2</sup>To be completed for the Performance and Evaluation Report.

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 II: Supporting Pages                              |  | Grant Type and Number                         |          | Federal FFY of Grant: 2007 |                      |                                 |                                |  |
|--|--|---|----------|----------------------------|----------------------|---------------------------------|--------------------------------|--|
| PIA Name: Housing Authority of the City of Kansas City |  | Capital Fund Program Grant No: MO16P002501-07 |          |                            |                      |                                 |                                |  |
|  |  | CFPP (Yes/ No): No                            |          |                            |                      |                                 |                                |  |
|  |  | Replacement Housing Factor Grant No:          |          |                            |                      |                                 |                                |  |
| Development Number<br>Name/PHA-Wide<br>Activities      | General Description of Major Work<br>Categories  | Development<br>Account No.                    | Quantity | Total Estimated Cost       | Total Actual Cost    | Status of Work                  |                                |  |
|  |  |   |          | Original                   | Revised <sup>1</sup> | Funds<br>Obligated <sup>2</sup> | Funds<br>Expended <sup>2</sup> |  |
| Guinotte   | Landscaping, tree trimming and removal   | 1450  |          | 7,500                      | 0                    | 0                               | 0                              |  |
| Guinotte   | Replace mulch in playgrounds with black rubber   | 1450  |          | 6,200                      | 4,950                | 4,950                           | 4,950                          |  |
| Guinotte   | Replacement upgrade and fix porch stains   | 1460  |          | 28,500                     | 0                    | 0                               | 0                              |  |
| Guinotte   | Repair cracks to front porches   | 1460  |          | 6,200                      | 0                    | 0                               | 0                              |  |
| Guinotte   | Replace 10 bathroom vanities   | 1460  |          | 4,000                      | 4,000                | 4,000                           | 4,000                          |  |
| Guinotte   | Replace 2 bathroom lavatories now and 12 next year   | 1460  |          | 4,800                      | 0                    | 0                               | 0                              |  |
| Guinotte   | Replace furnaces   | 1460  |          | 5,700                      | 0                    | 0                               | 0                              |  |
| Guinotte   | Provide protection from vandalism for exterior thermostats wire                                | 1460  |          | 1,200                      | 1,200                | 0                               | 0                              |  |
| Guinotte   | Provide security screens for all town house 2nd floor windows                                  | 1460  |          | 1,200                      | 0                    | 0                               | 0                              |  |
| Guinotte   | Modify all 504 units for wider chairs, wider doors, adding bumper guards and rails. @ 7,000 ea | 1460  |          | 24,200                     | 0                    | 0                               | 0                              |  |
| Guinotte   | Clean gutters (185 x 24)   | 1460  |          | 4,440                      | 1,940                | 1,931                           | 0                              |  |
| Guinotte   | Install gutter guards, 185 roofs @ 77  | 1460  |          | 14,425                     | 0                    | 0                               | 0                              |  |
| Guinotte   | Complete downspout repair 25% at 100   | 1460  |          | 5,500                      | 5,500                | 0                               | 0                              |  |
|  |  |   |          |                            |                      |                                 |                                |  |
|  |  |   |          |                            |                      |                                 |                                |  |

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup>To be completed for the Performance and Evaluation Report.







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 II: Supporting Pages**

PIA Name: Housing Authority of the City of Kansas City

Grant Type and Number  
 Capital Fund Program Grant No: MO16P002501-07

Federal FY of Grant: 2007

CFPP (Yes/ No): No  
 Replacement Housing Factor Grant No:

| Development Number<br>Name/PHA-Wide<br>Activities | General Description of Major Work<br>Categories                    | Development<br>Account No. | Quantity | Total Estimated Cost |                      | Total Actual Cost               |                                | Status of Work |
|---|--|----------------------------|----------|----------------------|----------------------|---------------------------------|--------------------------------|----------------|
|   |  |                            |          | Original             | Revised <sup>1</sup> | Funds<br>Obligated <sup>2</sup> | Funds<br>Expended <sup>2</sup> |                |
| West Bluff  | Tree trimming and removal  | 1450                       |          | 6,000                | 1,600                | 1,600                           | 1,600                          |                |
| West Bluff  | Remulch playgrounds  | 1450                       |          | 2,000                | 3,730                | 3,730                           | 3,730                          |                |
| West Bluff  | Replace damaged Playground   | 1450                       |          | 0                    | 5,397                | 5,397                           | 3,461                          |                |
| West Bluff  | Replacement upgrades   | 1460                       |          | 20,000               | 7,198                | 7,198                           | 7,198                          |                |
| West Bluff  | Replace tub surrounds at turnover                                  | 1460                       |          | 6,500                | 0                    | 0                               | 0                              |                |
| West Bluff  | Install hinged closet doors  | 1460                       |          | 39,583               | 0                    | 0                               | 0                              |                |
| West Bluff  | Refinish 20 wood floor and retile all<br>remaining over five years | 1460                       |          | 20,000               | 2,339                | 0                               | 0                              |                |
| West Bluff  | Install gutter guards  | 1460                       |          | 3,000                | 10,468               | 9,263                           | 2,415                          |                |
| West Bluff  | Replace 20 kitchen sinks   | 1460                       |          | 10,000               | 0                    | 0                               | 0                              |                |
| West Bluff  | Replace 17 kitchen counters  | 1460                       |          | 8,500                | 11,479               | 11,479                          | 2,482                          |                |
| West Bluff  | Paint stair railings   | 1460                       |          | 2,475                | 3,536                | 3,536                           | 3,536                          |                |
| West Bluff  | Insulation of Sign Logo & Letters                                  | 1460                       |          | 0                    | 2,673                | 2,673                           | 0                              |                |
| West Bluff  | Replace Floor Tiles in 6 Units                                     | 1460                       |          | 0                    | 4,308                | 4,308                           | 4,308                          |                |
| West Bluff  | Install Hard wired Smoke Alarm                                     | 1460                       |          | 0                    | 10,502               | 4,650                           | 4,650                          |                |
| West Bluff  | Repair Collapsed Wall @1317 WB                                     | 1460                       |          | 0                    | 11,728               | 11,662                          | 6,532                          |                |
| West Bluff  | Kitchen in community room  | 1470                       |          | 8,000                | 694                  | 0                               | 0                              |                |

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.





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 II: Supporting Pages**

PHA Name: Housing Authority of the City of Kansas City

Grant Type and Number

Capital Fund Program Grant No: MO16P002501-07

CFEP (Yes/ No): No

Replacement Housing Factor Grant No:

Federal FY of Grant: 2007

| Development Number<br>Name/PHA-Wide<br>Activities | General Description of Major Work<br>Categories                  | Development<br>Account No. | Quantity | Total Estimated Cost |                      | Total Actual Cost               |                                | Status of Work |
|---|--|----------------------------|----------|----------------------|----------------------|---------------------------------|--------------------------------|----------------|
|   |  |                            |          | Original             | Revised <sup>1</sup> | Funds<br>Obligated <sup>2</sup> | Funds<br>Expended <sup>2</sup> |                |
| Dunbar  | Landscaping and tree trimming                                    | 1450                       |          |                      |                      |                                 |                                |                |
| Dunbar  | Install building address directions for each group of buildings* | 1450                       | 6,000    | 0                    | 0                    | 0                               | 0                              |                |
| Dunbar  | Repaint no parking signs on lot surface for wheelchair access    | 1450                       | 2,454    | 4,685                | 4,541                | 0                               | 0                              |                |
| Dunbar  | Create picnic area below office on west side to replace one lost | 1450                       | 2,000    | 0                    | 0                    | 0                               | 0                              |                |
| Dunbar  | Clean, resurface and paint flower bed walls at community center  | 1450                       | 7,500    | 0                    | 0                    | 0                               | 0                              |                |
| Dunbar  | Replacement upgrade  | 1460                       | 2,000    | 2,500                | 2,500                | 2,500                           |                                |                |
| Dunbar  | Resurface drives   | 1460                       | 12,000   | 6,100                | 6,100                | 2,500                           |                                |                |
| Dunbar  | New floor tile at all apartment entries at turnover 20%/ Yr      | 1460                       | 5,000    | 0                    | 0                    | 0                               | 0                              |                |
| Dunbar  | Replace kitchen cabinets in common area                          | 1460                       | 1,360    | 1,360                | 0                    | 0                               | 0                              |                |
| Dunbar  | Seal all wooden decks after pressure treated wood has aged       | 1460                       | 1,200    | 0                    | 0                    | 0                               | 0                              |                |
| Dunbar  |  | 1460                       | 400      | 1,450                | 1,450                | 900                             |                                |                |
|   |  |                            |          |                      |                      |                                 |                                |                |
|   |  |                            |          |                      |                      |                                 |                                |                |
|   |  |                            |          |                      |                      |                                 |                                |                |

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.



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 II: Supporting Pages**

PHA Name: Housing Authority of the City of Kansas City

Grant Type and Number  
 Capital Fund Program Grant No: MO16P002501-07  
 CFEP (Yes/ No): No  
 Replacement Housing Factor Grant No:

Federal FY of Grant: 2007

| Development Number<br>Name/PHA-Wide<br>Activities | General Description of Major Work<br>Categories  | Development<br>Account No. | Quantity | Total Estimated Cost |                      | Total Actual Cost               |                                | Status of Work |
|---|--|----------------------------|----------|----------------------|----------------------|---------------------------------|--------------------------------|----------------|
|   |  |                            |          | Original             | Revised <sup>1</sup> | Funds<br>Obligated <sup>2</sup> | Funds<br>Expended <sup>2</sup> |                |
| Scattered (N)                                     | Landscaping and tree trimming  | 1450                       |          | 6,000                | 0                    | 0                               | 0                              |                |
| Scattered (N)                                     | Replace Damaged Front sidewalks  | 1450                       |          | 0                    | 2,574                | 2,574                           | 2,574                          |                |
| Scattered (N)                                     | 11105 N. Main repair fence and broken driveway   | 1460                       |          | 1,000                | 1,000                | 0                               | 0                              |                |
| Scattered (N)                                     | Storm/ screen doors and appliances   | 1460                       |          | 10,500               | 153                  | 0                               | 0                              |                |
| Scattered (N)                                     | Replacement upgrade  | 1460                       |          | 25,000               |                      | 0                               | 0                              |                |
| Scattered (N)                                     | *175 Units Gutter/Down Spout Cleaning  | 1460                       |          | 31,325               | 3,862                | 0                               | 0                              |                |
| Scattered (N)                                     | 46 Units @N. London, N. Anita furnace replacement.                                     | 1460                       |          | 59,059               | 3,073                | 0                               | 0                              |                |
| Scattered (N)                                     | N. London, N. Anita, and 19 Units A/C Replacement.                                     | 1460                       |          | 55,527               | 16,044               | 0                               | 0                              |                |
| Scattered (N)                                     | Chimney Repair   | 1460                       |          | 39,746               | 22,959               | 0                               | 0                              |                |
| Scattered (N)                                     | N. Lane, 3731 N. Lydia, & 5631 N. Anita Dishwasher Replacement                         | 1460                       |          | 2,500                | 2,500                | 0                               | 0                              |                |
| Scattered (N)                                     | Three units @ various locations need foundation walls tuck pointed & sealing \$384 ea. | 1460                       |          | 1,200                | 1,200                | 0                               | 0                              |                |
|   |  |                            |          |                      |                      |                                 |                                |                |
|   |  |                            |          |                      |                      |                                 |                                |                |
|   |  |                            |          |                      |                      |                                 |                                |                |
|   |  |                            |          |                      |                      |                                 |                                |                |

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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 II: Supporting Pages**

PHA Name: Housing Authority of the City of Kansas City

Grant Type and Number

Capital Fund Program Grant No: MO16P002501-07

Federal FY of Grant: 2007

CFEP (Yes/ No): No  
 Replacement Housing Factor Grant No:

| Development Number<br>Name/PHA-Wide<br>Activities | General Description of Major Work<br>Categories  | Development<br>Account No. | Quantity | Total Estimated Cost |                      | Total Actual Cost               |                                | Status of Work |
|---|--|----------------------------|----------|----------------------|----------------------|---------------------------------|--------------------------------|----------------|
|   |  |                            |          | Original             | Revised <sup>1</sup> | Funds<br>Obligated <sup>2</sup> | Funds<br>Expended <sup>2</sup> |                |
| Scattered (N)                                     | Three units @ various locations need foundation walls luck pointed & scaling \$384 ca.       | 1460                       | 1,200    | 1,200                | 0                    | 0                               |                                |                |
| Scattered (N)                                     | Repair Roof. Replace Rotted Ext. Walls, Driveway & Deck                                      | 1460                       | 0        | 0                    | 0                    | 0                               |                                |                |
| Scattered (N)                                     | 11305 N. March, Replace rotted siding & paint exterior walls.                                | 1460                       | 4,650    | 4,650                | 0                    | 0                               |                                |                |
| Scattered (N)                                     | 8406 NE 110th Terr. paint exterior. install rear privacy fence & replace part drive          | 1460                       | 6,700    | 1,750                | 1,750                | 0                               |                                |                |
| Scattered (N)                                     | 11105 N. Main St. Replace Sank Driveway & Sloop  | 1460                       | 8,500    | 13,248               | 13,248               | 7,395                           |                                |                |
| Scattered (N)                                     | 11122 N. Main St. Replace rotted sidings, trims, & paint exterior walls                      | 1460                       | 7,500    | 307                  | 0                    | 0                               |                                |                |
| Scattered (N)                                     | 10909 N. Kenwood. Replace rotted Sidings, cracked driveway, furnace & Paint exterior. Walls. | 1460                       | 12,500   | 9,924                | 0                    | 0                               |                                |                |
|   |  |                            |          |                      |                      |                                 |                                |                |
|   |  |                            |          |                      |                      |                                 |                                |                |

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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 II: Supporting Pages                   |   | PHA Name: Housing Authority of the City of Kansas City |          | Grant Type and Number                         |                      | Federal FY of Grant: 2007    |                             |                |
|---|---|--|----------|---|----------------------|------------------------------|-----------------------------|----------------|
|   |   |  |          | Capital Fund Program Grant No: MO16P002501-07 |                      |                              |                             |                |
|   |   |  |          | CFEP (Yes/ 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 <sup>1</sup> | Funds Obligated <sup>2</sup> | Funds Expended <sup>2</sup> |                |
| Scattered (N)                               | 11023 N. Lewis. Replace rotted siding, Sank stoop, privacy fence paint exterior walls               | 1460   |          | 9,900   | 2,300                | 0                            | 0                           |                |
| Scattered (N)                               | 11301 Donnelly. Replace rotted siding, cracked driveway & paint exterior walls & stain deck /rails. | 1460   |          | 13,500  | 0                    | 0                            | 0                           |                |
| Scattered (N)                               | 11205 Donnelly. Replace rotted sidings, paint exterior & stain deck/rails                           | 1460   |          | 9,500   | 9,500                | 0                            | 0                           |                |
| Scattered (N)                               | 7421 Hunter Ct. Paint building trims, rear & front decks/rails                                      | 1460   |          | 20,000  | 21,000               | 21,000                       | 0                           |                |
| Scattered (N)                               | 4812 Fremont. Paint exterior walls, replace deck steps/pad & stain deck /rails                      | 1460   |          | 6,500   | 1,901                | 0                            | 0                           |                |
| Scattered (N)                               | Damaged Roof Inspection & Replacement @ Niss  | 1460   |          | 0   | 45,981               | 45,981                       | 28,974                      |                |
| Scattered (N)                               | Vacancy Reduction   | 1460   |          | 0   | 5,040                | 5,040                        | 0                           |                |
| Scattered (N)                               | Security Fence and Deck work  | 1460   |          | 0   | 12,145               | 12,145                       | 2,375                       |                |
| Scattered (N)                               | Floor replacement   | 1460   |          | 0   | 7,653                | 7,653                        | 3,300                       |                |
|   |   |  |          |   |                      |                              |                             |                |
|   |   |  |          |   |                      |                              |                             |                |
|   |   |  |          |   |                      |                              |                             |                |
|   |   |  |          |   |                      |                              |                             |                |

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

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 II: Supporting Pages                              |  | Grant Type and Number                         |          | Federal FY of Grant: 2007 |                      |                              |                             |  |
|--|--|---|----------|---------------------------|----------------------|------------------------------|-----------------------------|--|
| PHA Name: Housing Authority of the City of Kansas City |  | Capital Fund Program Grant No: MO16P002501-07 |          |                           |                      |                              |                             |  |
|  |  | CFPP (Yes/ No): 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 <sup>1</sup> | Funds Obligated <sup>2</sup> | Funds Expended <sup>2</sup> |  |
| Scattered (C)  | Landscaping and tree trimming  | 1450  |          | 4,500                     | 0                    | 0                            | 0                           |  |
| Scattered (C)  | Replace Damaged Security Fence   | 1450  |          | 0                         | 2,800                | 2,800                        | 2,800                       |  |
| Scattered (C)  | Storm/screen doors and appliances  | 1460  |          | 8,500                     | 0                    | 0                            | 0                           |  |
| Scattered (C)  | Replacement upgrade  | 1460  |          | 20,000                    | 0                    | 0                            | 0                           |  |
| Scattered (C)  | 3406 Anderson. Replace wood windows, siding & repair cracks foundation walls                       | 1460  |          | 11,100                    | 0                    | 0                            | 0                           |  |
| Scattered (C)  | 3514 Garner. Replace cracked concrete basement floor.  | 1460  |          | 5,953                     | 0                    | 0                            | 0                           |  |
| Scattered (C)  | 5601 Bellefontaine. Installation of driveway & privacy fence at bushy rear                         | 1460  |          | 7,609                     | 0                    | 0                            | 0                           |  |
| Scattered (C)  | 5900 Agnes Ave. Replace wood windows to thermal vinyl windows.                                     | 1460  |          | 5,198                     | 0                    | 0                            | 0                           |  |
| Scattered (C)  | 7506 E. 50th Ter. Install Vinyl Siding/insulation to cover asbestos siding                         | 1460  |          | 9,206                     | 14,157               | 14,157                       | 6,832                       |  |
| Scattered (C)  | 7504 E. 50th Ter. Cover asbestos siding with vinyl and insulation, extend existing driveway up 12' | 1460  |          | 10,931                    | 0                    | 0                            | 0                           |  |
| Scattered (C)  | 210 S. Indiana. The unit needs furnace & A/C condensing unit to be replaced.                       | 1460  |          | 5,107                     | 0                    | 0                            | 0                           |  |
|  |  |   |          |                           |                      |                              |                             |  |
|  |  |   |          |                           |                      |                              |                             |  |

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
<sup>2</sup> To be completed for the Performance and Evaluation Report

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 II: Supporting Pages**

PHA Name: Housing Authority of the City of Kansas City

Grant Type and Number  
 Capital Fund Program Grant No: MO16P002501-07  
 CFPP (Yes/ No): No  
 Replacement Housing Factor Grant No:

Federal F.Y. of Grant: 2007

| Development Number<br>Name/PHA-Wide<br>Activities | General Description of Major Work<br>Categories                | Development<br>Account No. | Quantity | Total Estimated Cost |                      | Total Actual Cost               |                                | Status of Work |
|---|--|----------------------------|----------|----------------------|----------------------|---------------------------------|--------------------------------|----------------|
|   |  |                            |          | Original             | Revised <sup>1</sup> | Funds<br>Obligated <sup>2</sup> | Funds<br>Expended <sup>2</sup> |                |
| Scattered (C)                                     | 4323 Hardesty. Security fence for rear of the lots.            | 1460                       |          | 2,365                | 0                    | 0                               | 0                              |                |
| Scattered (C)                                     | 5629 Olive. Replace worn out and grubby carpet & base.         | 1460                       |          | 3,978                | 3,709                | 3,709                           | 3,709                          |                |
| Scattered (C)                                     | 4211 Hardesty. Privacy Fence is required at the rear and side. | 1460                       |          | 2,564                | 1,750                | 1,750                           | 1,750                          |                |
| Scattered (C)                                     | Replace Sunken Floor @716 Cleveland                            | 1460                       |          | 0                    | 38,468               | 38,468                          | 19,500                         |                |
| Scattered (C)                                     | Renovate a house @4418 Lawn                                    | 1460                       |          | 0                    | 5,900                | 5,900                           | 4,000                          |                |
| Scattered (C)                                     | Vacancy Reduction  | 1460                       |          | 0                    | 3,810                | 3,810                           | 0                              |                |
| Scattered (C)                                     | Replace Floor & Bathroom                                       | 1460                       |          | 0                    | 2,497                | 2,497                           | 2,497                          |                |
| Scattered (C)                                     | Replace cabinet  | 1460                       |          | 0                    | 4,250                | 4,250                           | 0                              |                |
| Scattered (C)                                     | 4504 Benton- YouthBuild  | 1460                       |          | 0                    | 8,008                | 1,500                           | 0                              |                |
| Scattered (C)                                     | Restoration of 705 Wabash                                      | 1460                       |          | 0                    | 2,263                | 2,263                           | 0                              |                |
| Scattered (C)                                     | Rehab 428 Monroe- YouthBuild                                   | 1460                       |          | 0                    | 35,500               | 0                               | 0                              |                |
| Scattered (C)                                     | Construction of Replacement house on Wayne                     | 1499                       |          | 0                    | 150,000              | 11,395                          | 0                              |                |
|   |  |                            |          |                      |                      |                                 |                                |                |
|   |  |                            |          |                      |                      |                                 |                                |                |

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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 II: Supporting Pages**

PHA Name: Housing Authority of the City of Kansas City

Grant Type and Number

Capital Fund Program Grant No: MO16P002501-07

Federal F.Y. of Grant: 2007

CFEP (Yes/ No): No

Replacement Housing Factor Grant No:

| Development Number<br>Name/PHA-Wide<br>Activities | General Description of Major Work<br>Categories                                   | Development<br>Account No. | Quantity | Total Estimated Cost |                      | Total Actual Cost               |                                | Status of Work |
|---|---|----------------------------|----------|----------------------|----------------------|---------------------------------|--------------------------------|----------------|
|   |   |                            |          | Original             | Revised <sup>1</sup> | Funds<br>Obligated <sup>2</sup> | Funds<br>Expended <sup>2</sup> |                |
| Scattered (S)                                     | Landscaping and tree trimming   | 1450                       |          | 3,000                | 0                    | 0                               | 0                              |                |
| Scattered (S)                                     | Erosion Control   | 1450                       |          | 0                    | 6,821                | 6,821                           | 6,821                          |                |
| Scattered (S)                                     | Replace Damaged concrete sidewalks  | 1450                       |          | 0                    | 2,417                | 1,950                           | 1,950                          |                |
| Scattered (S)                                     | Replace Damaged Sewer line  | 1450                       |          | 0                    | 6,956                | 6,956                           | 0                              |                |
| Scattered (S)                                     | Storm/screen doors and appliances   | 1460                       |          | 6,600                | 0                    | 0                               | 0                              |                |
| Scattered (S)                                     | Replacement upgrade   | 1460                       |          | 16,000               | 0                    | 0                               | 0                              |                |
| Scattered (S)                                     | 9201 & 9203 Central Ave. Replace rotted siding, Paint exterior & replace A/C unit | 1460                       |          | 10,089               | 0                    | 0                               | 0                              |                |
| Scattered (S)                                     | 10011 Hillcrest Rd. Remove damaged sidings, install new vinyl & replace soffits   | 1460                       |          | 11,398               | 0                    | 0                               | 0                              |                |
| Scattered (S)                                     | Replace sidings, Fascia & driveway  | 1460                       |          | 0                    | 12,430               | 12,430                          | 3,100                          |                |
| Scattered (S)                                     | 7129 Woodland. Repair damaged Porch Soffits & Paint                               | 1460                       |          | 667                  | 5,765                | 5,764                           | 2,662                          |                |
| Scattered (S)                                     | 2231 E. 67th St. Complete privacy chain link fence at north and east sites        | 1460                       |          | 1,824                | 0                    | 0                               | 0                              |                |
| Scattered (S)                                     | 8308 E. 91st Terr. Replace furnace  | 1460                       |          | 0                    | 4,500                | 4,500                           | 4,500                          |                |
|   |   |                            |          |                      |                      |                                 |                                |                |
|   |   |                            |          |                      |                      |                                 |                                |                |

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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 II: Supporting Pages**

PHA Name: Housing Authority of the City of Kansas City

Grant Type and Number

Capital Fund Program Grant No: MO16P002501-07

Federal FY of Grant: 2007

CFEP (Yes/ No): No  
 Replacement Housing Factor Grant No:

| Development Number<br>Name/PHA-Wide<br>Activities | General Description of Major Work<br>Categories      | Development<br>Account No. | Quantity | Total Estimated Cost |                      | Total Actual Cost               |                                | Status of Work |
|---|--|----------------------------|----------|----------------------|----------------------|---------------------------------|--------------------------------|----------------|
|   |  |                            |          | Original             | Revised <sup>1</sup> | Funds<br>Obligated <sup>2</sup> | Funds<br>Expended <sup>2</sup> |                |
| Scattered (S)                                     | 7606 E 108th Terr Repair damaged<br>window covering  | 1460                       | 0        | 0                    | 0                    | 0                               |                                |                |
| Scattered (S)                                     | Replace Damaged Roof @2908 E 69th &<br>6702 Walrod   | 1460                       | 0        | 22,644               | 22,644               | 20,841                          |                                |                |
| Scattered (S)                                     | Floor replacement in living room@11329<br>Indiana    | 1460                       | 0        | 12,429               | 12,429               | 9,530                           |                                |                |
| Scattered (S)                                     | Repair Foundation leak and plumbing<br>@7123 Indiana | 1460                       | 0        | 18,304               | 18,304               | 11,225                          |                                |                |
| Scattered (S)                                     | Install A/C Cages @2231 E 67th                       | 1460                       | 0        | 540                  | 540                  | 540                             |                                |                |
| Scattered (S)                                     | Carpet replacem't at 8442 Main &11245<br>Bales       | 1460                       | 0        | 3,793                | 3,793                | 0                               |                                |                |
| Scattered (S)                                     | 2908 E 69- Repair Foundation Leak                    | 1460                       | 0        | 14,055               | 12,060               | 2,960                           |                                |                |
| Scattered (S)                                     | Vacaney Reduction                                    | 1460                       | 0        | 5,704                | 5,704                | 5,704                           |                                |                |
| Scattered (S)                                     | Resurface Tub @SSS                                   | 1460                       | 0        | 195                  | 195                  | 195                             |                                |                |
| Scattered (S)                                     | Replace Retaining wall & sidewalk                    | 1460                       | 0        | 6,447                | 6,000                | 0                               |                                |                |
| Scattered (S)                                     | Replace driveway, fence and window                   | 1460                       | 0        | 19,770               | 19,770               | 5,899                           |                                |                |

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.







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**

|   |  |   |
|---|--|---|
| <b>PHA Name:</b><br>Housing Authority of the City of Kansas<br>City | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: MO16P002501-08<br>Replacement Housing Factor Grant No:<br>Date of CFFP: | <b>FY of Grant:</b> 2008<br><b>FY of Grant Approval:</b> 2008 |
|---|--|---|

| Line | Type of Grant<br><input type="checkbox"/> Original Annual Statement<br><input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/08 | Summary by Development Account                               | <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)<br><input type="checkbox"/> Final Performance and Evaluation Report |  | Total Actual Cost <sup>1</sup><br>Expended |
|------|---|--|---|--|--|
|      |   |  | Original  | Total Estimated Cost<br>Revised <sup>2</sup> |  |
| 1    |   | Total non-CFP Funds  |   |  |  |
| 2    |   | 1406 Operations (may not exceed 20% of line 21) <sup>3</sup> | 718,410   | 713,921                                      | 713,921                                    |
| 3    |   | 1408 Management Improvements                                 | 591,535   | 599,845                                      | 303,060                                    |
| 4    |   | 1410 Administration (may not exceed 10% of line 21)          | 360,742   | 356,921                                      | 356,921                                    |
| 5    |   | 1411 Audit   |   |  | 185,483                                    |
| 6    |   | 1415 Liquidated Damages                                      |   |  |  |
| 7    |   | 1430 Fees and Costs  |   |  |  |
| 8    |   | 1440 Site Acquisition  |   |  |  |
| 9    |   | 1450 Site Improvement  |   |  |  |
| 10   |   | 1460 Dwelling Structures                                     | 159,400   | 134,400                                      | 0  |
| 11   |   | 1465.1 Dwelling Equipment Nonexpendable                      | 915,483   | 940,483                                      | 78,036                                     |
| 12   |   | 1470 Non-dwelling Structures                                 | 55,567  | 55,567                                       | 0  |
| 13   |   | 1475 Non-dwelling Equipment                                  | 8,000   | 8,000  | 0  |
| 14   |   | 1485 Demolition  | 99,000  | 99,000                                       | 0  |
| 15   |   | 1492 Moving to Work Demonstration                            |   |  |  |
| 16   |   | 1495.1 Relocation Costs                                      |   |  |  |
| 17   |   | 1499 Development Activities <sup>4</sup>                     |   |  |  |

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> 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  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

|  |  |   |
|--|--|---|
| <b>PHA Name:</b><br>Housing Authority<br>of the City of Kansas | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: MO16P002501-08<br>Replacement Housing Factor Grant No:<br>Date of CTFP: | FFY of Grant: 2008<br>FFY of Grant Approval: 2008 |
|--|--|---|

| Line   | Type of Grant<br><input checked="" type="checkbox"/> Original Annual Statement<br><input type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/08 | Summary by Development Account   | Total Estimated Cost |                                      | Total Actual Cost <sup>1</sup> |           |
|--|---|--|----------------------|--------------------------------------|--------------------------------|-----------|
|  |   |  | Original             | Revised <sup>2</sup>                 | Obligated                      | Expended  |
| 18a  | <input type="checkbox"/> Reserve for Disasters/Emergencies  | 1501 Collateralization or Debt Service paid by the PHA                   | 661,073              | 661,073                              | 661,073                        | 328,219   |
| 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)                           | 3,569,210            | 3,569,210                            | 2,113,011                      | 1,312,646 |
| 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                |                      |                                      |                                |           |
| Signature of Executive Director <i>Cheryl Swanda</i> |   |  | Date                 | Signature of Public Housing Director |                                | Date      |
|  |   |  | 07/31/2009           |                                      |                                |           |

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RLIIF 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  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part II: Supporting Pages**

|  |  |                           |  |
|--|--|---------------------------|--|
| PIA Name: Housing Authority of the City of Kansas City<br>Grant Type and Number<br>Capital Fund Program Grant No: MO16P002501-08<br>CEFP (Yes/ No)<br>Replacement Housing Factor Grant No: |  | Federal FY of Grant: 2008 |  |
|--|--|---------------------------|--|

| Development Number<br>Name/PHA-Wide<br>Activities | General Description of Major Work<br>Categories                 | Development<br>Account No. | Quantity | Total Estimated Cost |                      | Total Actual Cost               |                                | Status of Work |
|---|---|----------------------------|----------|----------------------|----------------------|---------------------------------|--------------------------------|----------------|
|   |   |                            |          | Original             | Revised <sup>1</sup> | Funds<br>Obligated <sup>2</sup> | Funds<br>Expended <sup>2</sup> |                |
| Guinotte Manor                                    | Landscaping and tree trimming                                   | 1450                       |          | 6,000                | 6,000                |                                 |                                |                |
| Guinotte Manor                                    | Replace Flooring  | 1460                       |          | 38,500               | 38,500               |                                 |                                |                |
| Guinotte Manor                                    | Paint top railing on back decks not<br>included in 1st contract | 1460                       |          | 5,000                | 5,000                |                                 |                                |                |
| Guinotte Manor                                    | Replace or refinish tubs & surrounds 20%<br>@ 15,000            | 1460                       |          | 3,000                | 3,000                |                                 |                                |                |
| Guinotte Manor                                    | Replace bathroom sheet vinyl with VCT                           | 1460                       |          | 10,000               | 10,000               |                                 |                                |                |
| Guinotte Manor                                    | Replace security locks on window bars                           | 1460                       |          | 9,700                | 9,700                |                                 |                                |                |
|   |   |                            |          |                      |                      |                                 |                                |                |
|   |   |                            |          |                      |                      |                                 |                                |                |
|   |   |                            |          |                      |                      |                                 |                                |                |
| Wayne Miner                                       | Landscaping   | 1450                       |          | 6,000                | 6,000                |                                 |                                |                |
| Wayne Miner                                       | New Playground  | 1460                       |          | 25,000               | 25,000               |                                 |                                |                |
| Wayne Miner                                       | Replace drain lines   | 1460                       |          | 34,450               | 0                    |                                 |                                |                |
| Wayne Miner                                       | Do plumbing upgrade (drainage issue)                            | 1460                       |          | 0                    | 12,450               |                                 |                                |                |
|   |   |                            |          |                      |                      |                                 |                                |                |
|   |   |                            |          |                      |                      |                                 |                                |                |

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

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 II: Supporting Pages**

PIA Name: Housing Authority of the City of Kansas City

**Grant Type and Number**  
 Capital Fund Program Grant No: MO16P002501-08  
 CEFP (Yes/ No): No  
 Replacement Housing Factor Grant No:

**Federal FFY of Grant:** 2008

| Development Number<br>Name/PHA-Wide<br>Activities | General Description of Major Work<br>Categories                          | Development<br>Account No. | Quantity | Total Estimated Cost |                      | Total Actual Cost               |                                | Status of Work |
|---|--|----------------------------|----------|----------------------|----------------------|---------------------------------|--------------------------------|----------------|
|   |  |                            |          | Original             | Revised <sup>1</sup> | Funds<br>Obligated <sup>2</sup> | Funds<br>Expended <sup>2</sup> |                |
| West Bluff  | Landscaping  | 1450                       |          | 10,000               | 10,000               |                                 |                                |                |
| West Bluff  | Floor tile is a problem (unlimited Q<br>contract)                        | 1460                       |          | 20,000               | 20,000               |                                 |                                |                |
| West Bluff  | Replace furnace and reconfigure duct<br>work in the management building. | 1460                       |          | 10,572               | 10,572               |                                 |                                |                |
| West Bluff  | Replace gutters and down spouts 5"                                       | 1460                       |          | 24,325               | 24,325               |                                 |                                |                |
| West Bluff  | Erosion control and excavation   | 1460                       |          | 5,380                | 5,380                |                                 |                                |                |
| West Bluff  | Replace kitchen counter tops and cabinets<br>20 units                    | 1460                       |          | 17,326               | 17,326               |                                 |                                |                |
| West Bluff  | Replace Hot water tanks 25%  | 1460                       |          | 3,667                | 3,667                |                                 |                                |                |
| West Bluff  | Need 20 sets of appliances   | 1465                       |          | 7,900                | 7,900                |                                 |                                |                |
|   |  |                            |          |                      |                      |                                 |                                |                |
|   |  |                            |          |                      |                      |                                 |                                |                |
|   |  |                            |          |                      |                      |                                 |                                |                |
|   |  |                            |          |                      |                      |                                 |                                |                |
|   |  |                            |          |                      |                      |                                 |                                |                |
|   |  |                            |          |                      |                      |                                 |                                |                |

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

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 II: Supporting Pages**

PIA Name: Housing Authority of the City of Kansas City

**Grant Type and Number**  
 Capital Fund Program Grant No: MO16P002501-08  
 CFFP (Yes/ No): No  
 Replacement Housing Factor Grant No:

**Federal FY of Grant:** 2008

| Development Number<br>Name/PHA-Wide<br>Activities | General Description of Major Work<br>Categories | Development<br>Account No. | Quantity | Total Estimated Cost |                      | Total Actual Cost               |                                | Status of Work |
|---|---|----------------------------|----------|----------------------|----------------------|---------------------------------|--------------------------------|----------------|
|   |   |                            |          | Original             | Revised <sup>1</sup> | Funds<br>Obligated <sup>2</sup> | Funds<br>Expended <sup>2</sup> |                |
| Brush Creek                                       | Landscaping                                     | 1450                       |          | 3,000                | 3,000                |                                 |                                |                |
| Brush Creek                                       | Plumbing upgrade                                | 1460                       |          | 27,500               | 0                    |                                 |                                |                |
| Brush Creek                                       | Elevator Modernization                          | 1460                       |          | 0                    | 78,036               | 78,036                          |                                |                |
|   |   |                            |          |                      |                      |                                 |                                |                |
| Dunbar Gardens                                    | Landscaping                                     | 1450                       |          | 5,000                | 5,000                |                                 |                                |                |
| Dunbar Gardens                                    | Fill cracks and seal the parking areas          | 1450                       |          | 4,500                | 4,500                |                                 |                                |                |
| Dunbar Gardens                                    | Install concrete pads to set the benches on.    | 1450                       |          | 1,200                | 1,200                |                                 |                                |                |
| Dunbar Gardens                                    | Remove all tree stumps                          | 1450                       |          | 1,200                | 1,200                |                                 |                                |                |
| Dunbar Gardens                                    | Flooring  | 1460                       |          | -                    | -                    |                                 |                                |                |
| Dunbar Gardens                                    | Replace storm doors                             | 1460                       |          | 39,250               | 0                    |                                 |                                |                |
|   |   |                            |          |                      |                      |                                 |                                |                |

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.





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 II: Supporting Pages**

PIA Name: Housing Authority of the City of Kansas City

Grant Type and Number

Capital Fund Program Grant No: MO16P002501-08

CFFP (Yes/ No): No

Replacement Housing Factor Grant No:

Federal FY of Grant: 2008

| Development Number<br>Name/PHA-Wide<br>Activities | General Description of Major Work<br>Categories                  | Development<br>Account No. | Quantity | Total Estimated Cost |                      | Total Actual Cost               |                                | Status of Work |
|---|--|----------------------------|----------|----------------------|----------------------|---------------------------------|--------------------------------|----------------|
|   |  |                            |          | Original             | Revised <sup>1</sup> | Funds<br>Obligated <sup>2</sup> | Funds<br>Expended <sup>2</sup> |                |
| Scattered Sites                                   | Landscaping  |                            |          |                      |                      |                                 |                                |                |
| Scattered Sites                                   | Landscaping @ 5824 Booth   | 1450                       |          | 6,000                | 6,000                |                                 |                                |                |
| Scattered Sites                                   | Landscaping @ 5515 Highland                                      | 1450                       |          | 2,000                | 2,000                |                                 |                                |                |
| Scattered Sites                                   | Landscaping @ 5601 Bellefontaine                                 | 1450                       |          | 2,000                | 2,000                |                                 |                                |                |
| Scattered Sites                                   | Landscaping @ 2223 E 11th  | 1450                       |          | 2,000                | 2,000                |                                 |                                |                |
| Scattered Sites                                   | Landscaping @ 5202 Skiles  | 1450                       |          | 2,000                | 2,000                |                                 |                                |                |
| Scattered Sites                                   | Landscaping @ 4887 E. 61st                                       | 1450                       |          | 2,000                | 2,000                |                                 |                                |                |
| Scattered Sites                                   | Landscaping @ 1123 Monroe  | 1450                       |          | 2,000                | 2,000                |                                 |                                |                |
| Scattered Sites                                   | Landscaping @ 4631 E 43rd Terrace                                | 1450                       |          | 2,000                | 2,000                |                                 |                                |                |
| Scattered Sites                                   | Landscaping @ 4640 - 4675 Overton                                | 1450                       |          | 7,000                | 7,000                |                                 |                                |                |
| Scattered Sites                                   | Landscaping @ 805 33rd Street                                    | 1450                       |          | 3,500                | 3,500                |                                 |                                |                |
| Scattered Sites                                   | Trim / remove trees @ 7129 Woodland<br>(non-routine maintenance) | 1450                       |          | 2,000                | 2,000                |                                 |                                |                |
|   |  |                            |          |                      |                      |                                 |                                |                |
|   |  |                            |          |                      |                      |                                 |                                |                |

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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 II: Supporting Pages**

PIIA Name: Housing Authority of the City of Kansas City

Grant Type and Number

Capital Fund Program Grant No: MO16P002501-08

Federal FY of Grant: 2008

CFFP (Yes/ No): No  
 Replacement Housing Factor Grant No:

| Development Number<br>Name/PHA-Wide<br>Activities | General Description of Major Work<br>Categories                        | Development<br>Account No. | Quantity | Total Estimated Cost |                      | Total Actual Cost               |                                | Status of Work |
|---|--|----------------------------|----------|----------------------|----------------------|---------------------------------|--------------------------------|----------------|
|   |  |                            |          | Original             | Revised <sup>1</sup> | Funds<br>Obligated <sup>2</sup> | Funds<br>Expended <sup>2</sup> |                |
| Scattered Sites                                   | Trim / remove trees @ 6733<br>Bellefontaine (none-routine maintenance) | 1450                       |          | 1,950                | 1,950                |                                 |                                |                |
| Scattered Sites                                   | Trim / remove trees @ 709 W. 89th<br>(none-routine maintenance)        | 1450                       |          | 1,950                | 1,950                |                                 |                                |                |
| Scattered Sites                                   | Trim / remove trees @ 10641 Bales<br>(none-routine maintenance)        | 1450                       |          | 1,600                | 1,600                |                                 |                                |                |
| Scattered Sites                                   | Trim / remove trees @ 7123 Indiana<br>(none-routine maintenance)       | 1450                       |          | 2,000                | 2,000                |                                 |                                |                |
| Scattered Sites                                   | Trim / remove trees @ 8716 E. 96th<br>(none-routine maintenance)       | 1450                       |          | 2,000                | 2,000                |                                 |                                |                |
| Scattered Sites                                   | Trim / remove trees @ 10419 Tullis<br>(none-routine maintenance)       | 1450                       |          | 1,900                | 1,900                |                                 |                                |                |
|   |  |                            |          |                      |                      |                                 |                                |                |
|   |  |                            |          |                      |                      |                                 |                                |                |
|   |  |                            |          |                      |                      |                                 |                                |                |

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

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 II: Supporting Pages**

PIA Name: Housing Authority of the City of Kansas City

Grant Type and Number

Capital Fund Program Grant No: MO16P002501-08

Federal FY of Grant: 2008

CFFP (Yes/ No): No

Replacement Housing Factor Grant No:

| Development Number<br>Name/PHA-Wide<br>Activities | General Description of Major Work<br>Categories                     | Development<br>Account No. | Quantity | Total Estimated Cost |                      | Total Actual Cost               |                                | Status of Work |
|---|---|----------------------------|----------|----------------------|----------------------|---------------------------------|--------------------------------|----------------|
|   |   |                            |          | Original             | Revised <sup>1</sup> | Funds<br>Obligated <sup>2</sup> | Funds<br>Expended <sup>2</sup> |                |
| Scattered Sites                                   | Trim / remove trees @ 11301 Booth<br>(none-routine maintenance)     | 1450                       |          | 2,000                | 2,000                |                                 |                                |                |
| Scattered Sites                                   | Trim / remove trees @ 9408 Palmer<br>(none-routine maintenance)     | 1450                       |          | 1,900                | 1,900                |                                 |                                |                |
| Scattered Sites                                   | Trim / remove trees @ 6847 Askew<br>(none-routine maintenance)      | 1450                       |          | 2,000                | 2,000                |                                 |                                |                |
| Scattered Sites                                   | Trim / remove trees @ 10707 Hillcrest<br>(none-routine maintenance) | 1450                       |          | 2,000                | 2,000                |                                 |                                |                |
| Scattered Sites                                   | Trim / remove trees @ 9632 Ditman Way<br>(none-routine maintenance) | 1450                       |          | 2,000                | 2,000                |                                 |                                |                |
| Scattered Sites                                   | Trim/remove trees @ 10011 Hillcrest<br>(none routine maintenance)   | 1450                       |          | 2,000                | 2,000                |                                 |                                |                |
|   |   |                            |          |                      |                      |                                 |                                |                |
|   |   |                            |          |                      |                      |                                 |                                |                |
|   |   |                            |          |                      |                      |                                 |                                |                |
|   |   |                            |          |                      |                      |                                 |                                |                |

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

<sup>2</sup>To be completed for the Performance and Evaluation Report.

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 II: Supporting Pages**

PIA Name: Housing Authority of the City of Kansas City

Grant Type and Number

Capital Fund Program Grant No: MO16P002501-08

CFPP (Yes/ No): No

Replacement Housing Factor Grant No:

Federal FFY of Grant: 2008

| Development Number<br>Name/PHA-Wide<br>Activities | General Description of Major Work<br>Categories                    | Development<br>Account No. | Quantity | Total Estimated Cost |                      | Total Actual Cost               |                                | Status of Work |
|---|--|----------------------------|----------|----------------------|----------------------|---------------------------------|--------------------------------|----------------|
|   |  |                            |          | Original             | Revised <sup>1</sup> | Funds<br>Obligated <sup>2</sup> | Funds<br>Expended <sup>2</sup> |                |
| Scattered Sites                                   | Trim/remove trees @ 10004 Hardesty<br>(none-routine maintenance)   | 1450                       |          | 1,900                | 1,900                |                                 |                                |                |
| Scattered Sites                                   | Trim/remove trees @ 9506 Overhill Rd<br>(none-routine maintenance) | 1450                       |          | 1,900                | 1,900                |                                 |                                |                |
| Scattered Sites                                   | Trim/remove trees @ 9508 Overhill Rd<br>(none-routine maintenance) | 1450                       |          | 1,900                | 1,900                |                                 |                                |                |
| Scattered Sites                                   | Flooring   | 1460                       |          | 20,000               | 20,000               |                                 |                                |                |
| Scattered Sites                                   | Storm and screen door replacement                                  | 1460                       |          | 7,500                | 7,500                |                                 |                                |                |
| Scattered Sites                                   | Roof replacement @ 8303 NE 111st                                   | 1460                       |          | 8,900                | 8,900                |                                 |                                |                |
| Scattered Sites                                   | Roof replacement @ 8631 NE 111th                                   | 1460                       |          | 8,500                | 8,500                |                                 |                                |                |
| Scattered Sites                                   | Roof replacement @ 8675 NE 110                                     | 1460                       |          | 9,500                | 9,500                |                                 |                                |                |
| Scattered Sites                                   | Replace stone retaining wall @ 918<br>Cleveland                    | 1460                       |          | 18,190               | 18,190               |                                 |                                |                |
| Scattered Sites                                   | Flooring   | 1460                       |          | 18,000               | 18,000               |                                 |                                |                |
| Scattered Sites                                   | Storm and screen door replacement                                  | 1460                       |          | 5,000                | 5,000                |                                 |                                |                |
| Scattered Sites                                   | Replace two (2) roofs @ Development                                | 1460                       |          | 15,040               | 15,040               |                                 |                                |                |

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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 II: Supporting Pages**

|  |  |  |  |                           |  |
|--|--|--|--|---------------------------|--|
| PIA Name: Housing Authority of the City of Kansas City |  | Grant Type and Number<br>Capital Fund Program Grant No: MO16P002501-08<br>CFPP (Yes/ No): No<br>Replacement Housing Factor Grant No: |  | Federal FY of Grant: 2008 |  |
|--|--|--|--|---------------------------|--|

| Development Number<br>Name/PHA-Wide<br>Activities | General Description of Major Work<br>Categories        | Development<br>Account No. | Quantity | Total Estimated Cost |                      | Total Actual Cost               |                                | Status of Work |
|---|--|----------------------------|----------|----------------------|----------------------|---------------------------------|--------------------------------|----------------|
|   |  |                            |          | Original             | Revised <sup>1</sup> | Funds<br>Obligated <sup>2</sup> | Funds<br>Expended <sup>2</sup> |                |
| Scattered Sites                                   | Repair foundation @ 5824 Booth                         | 1460                       |          | 10,000               | 10,000               |                                 |                                |                |
| Scattered Sites                                   | Repair foundation @ 1400 Collins                       | 1460                       |          | 10,000               | 10,000               |                                 |                                |                |
| Scattered Sites                                   | Repair foundation @ 7816 E. 48th                       | 1460                       |          | 10,000               | 10,000               |                                 |                                |                |
| Scattered Sites                                   | Repair foundation @ 31720 Cypress                      | 1460                       |          | 10,000               | 10,000               |                                 |                                |                |
| Scattered Sites                                   | Repair foundation @ 8713 E. 31st                       | 1460                       |          | 10,000               | 10,000               |                                 |                                |                |
| Scattered Sites                                   | Replace Six (6) hot water tanks @<br>Deployment yearly | 1460                       |          | 3,600                | 3,600                |                                 |                                |                |
| Scattered Sites                                   | Replace 10% of appliances @<br>Development             | 1460                       |          | 2,500                | 2,500                |                                 |                                |                |
| Scattered Sites                                   | Replace 10% of HVAC units @<br>Development             | 1460                       |          | 19,500               | 19,500               |                                 |                                |                |
| Scattered Sites                                   | Replace roof @ 6702 Waldron                            | 1460                       |          | 8,500                | 8,500                |                                 |                                |                |
| Scattered Sites                                   | Flooring   | 1460                       |          | 14,795               | 14,795               |                                 |                                |                |
|   |  |                            |          |                      |                      |                                 |                                |                |
|   |  |                            |          |                      |                      |                                 |                                |                |
|   |  |                            |          |                      |                      |                                 |                                |                |

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.





**Standard PHA Plan  
PHA Certifications of Compliance**

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

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Board Resolution to Accompany the *Standard Annual, Standard 5-Year/Annual, and  
Streamlined 5-Year/Annual PHA Plans***

*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  standard Annual,  standard 5-Year/Annual or  streamlined 5-Year/Annual PHA Plan for the PHA fiscal year beginning 2009, 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 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.
4. 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.
5. The PHA 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.
6. 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.
7. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
  - 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).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. 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.
10. 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.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

13. 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.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105( a).
15. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
16. 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.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. 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) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
20. 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.
21. 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.

Housing Authority of KCMO  
PHA Name

MO 002  
PHA Number/HA Code

- Standard PHA Plan for Fiscal Year: 2009  
 Standard Five-Year PHA Plan for Fiscal Years 20\_\_ - 20\_\_, including Annual Plan for FY 20\_\_  
 Streamlined Five-Year PHA Plan for Fiscal Years 20\_\_ - 20\_\_, including Annual Plan for FY 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, 3802)

|  |            |
|--|------------|
| Name of Authorized Official  | Title      |
| Joseph F. Egan   | Chairman   |
| Signature  | Date       |
| X  | 10/09/2008 |

# Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of Kansas City, Missouri

Program/Activity Receiving Federal Grant Funding

Capital Fund Program (CFP)

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-L.L.L., 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

Edwin T. Lowndes

Title

Executive Director

Signature



Date (mm/dd/yyyy)

10/14/2008

Previous edition is obsolete

form HUD 50071 (3/98)  
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of Kansas City Missouri

Program/Activity Receiving Federal Grant Funding

Capital Fund Program (CFP)

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

Edwin T. Lowndes

Title

Executive Director

Signature

X *Edwin Lowndes*

Date

10/14/2008

# 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.)

|  |   |  |
|--|---|--|
| <b>1. Type of Federal Action:</b><br><input type="checkbox"/> a. contract<br><input type="checkbox"/> b. grant<br><input type="checkbox"/> c. cooperative agreement<br><input type="checkbox"/> d. loan<br><input type="checkbox"/> e. loan guarantee<br><input type="checkbox"/> f. loan insurance  | <b>2. Status of Federal Action:</b><br><input type="checkbox"/> a. bid/offer/application<br><input type="checkbox"/> b. initial award<br><input type="checkbox"/> c. post-award | <b>3. Report Type:</b><br><input type="checkbox"/> a. initial filing<br><input type="checkbox"/> b. material change<br><b>For Material Change Only:</b><br>year _____ quarter _____<br>date of last report _____ |
| <b>4. Name and Address of Reporting Entity:</b><br><input type="checkbox"/> Prime <input type="checkbox"/> Subawardee<br>Tier _____ known: _____<br><br>Congressional District, if known: <sup>4c</sup> _____  | <b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b><br><br>Congressional District, if known: _____   |  |
| <b>6. Federal Department/Agency:</b>   | <b>7. Federal Program Name/Description:</b><br><br>CFDA Number, if applicable: _____  |  |
| <b>8. Federal Action Number, if known:</b>   | <b>9. Award Amount, if known:</b><br>\$ _____   |  |
| <b>10. a. Name and Address of Lobbying Registrant</b><br><i>(if individual, last name, first name, MI):</i>  | <b>b. Individual Performing Services</b> <i>(including address if different from No. 10a)</i><br><i>(last name, first name, MI):</i>  |  |
| <b>11.</b> 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 tier 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>Edwin Lowndes</u><br>Print Name: <u>Edwin T. Lowndes</u><br>Title: <u>Executive Director</u><br>Telephone No.: <u>816 968 4201</u> Date: <u>10/14/2008</u>        |  |
| <b>Federal Use Only:</b>   | Authorized for Local Reproduction<br>Standard Form LLL (Rev. 7-97)  |  |

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

I, The Honorable Mayor Mark Funkhouser the Mayor of the City of Kansas City, Missouri certify  
that the Five Year and Annual PHA Plan of the Housing Authority of Kansas City, MO is  
consistent with the Consolidated Plan of City of Kansas City Missouri prepared  
pursuant to 24 CFR Part 91.

  
\_\_\_\_\_  
Signed / Dated by Appropriate State or Local Official