

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

- 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals.
 3) PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

HOPE VI: The Housing Authority of Kansas City, Missouri intends to apply for HOPE VI funds available through the FFY 2010 appropriations for the replacement of the 134-140 units at Chouteau Courts (MO001)

Mixed Finance: (1) HAKC intends to submit a mixed income development application for new units at Beacon Park. The development would include approximately five public housing units with a total of 45 units in the development and should include tax credit, PB Vouchers and market rate units. HAKC intends to submit its application in the 4th quarter of 2009 or the 1st quarter of 2010. (2) HAKC intends to submit a mixed income development application for a new development at Maple Corners. This development would include approximately 40 public housing units. The total number of units is not known at this time but the percentage of public housing units to the total number of units is not expected to exceed 50%.

Demolition and/or Disposition:

Guinotte Manor Phase III - Vacant land

Phase III is 7.3 acres of vacant land in the Guinotte Manor development. It is bounded by Campbell Street on the west, 3rd Street on the north, the new Guinotte Manor townhomes on the east, and the abutting private properties facing 5th 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.

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Demolition/Disposition Activity Description	
1a. Development name:	Guinotte Manor Phase III
1b. Development (project) number:	Not designated part of a development
2. Activity type: Disposition <input checked="" type="checkbox"/>	
3. Application status (select one)	<input type="checkbox"/> Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission:	Application planned to be submitted in 4 th Quarter 2009
5. Number of units affected:	0
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: The online disposition application will be submitted in the 4 th quarter 2009 b. Projected end date of activity: Disposition approval is expected in 2010, allowing HAKC to turn over the vacant land to the developer.

113 E. 96th Terrace – vacant land

HAKC purchased 1.42 acres of vacant land on 96th 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.

Demolition/Disposition Activity Description	
1a. Development name:	113 E. 96 th Terrace
1b. Development (project) number:	MO002036
2. Activity type: Demolition	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	<input checked="" type="checkbox"/> Approved X Case #DDA0001357 <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> 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)	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 <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: Started online disposition application 03/16/05 b. Projected end date of activity: Anticipating property disposition in 2010

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 9th and 10th 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 obtained a firm commitment for 202 funding to construct a 54-unit independent living development for seniors. HAKC will seek to lease the site to Catholic Charities for the development.

Demolition/Disposition Activity Description	
1a. Development name: Part of Block 1, Wayne Miner	
1b. Development (project) number: Part of MO16P002004	
2. Activity type: Demolition	
	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
Approved	
Submitted, pending approval	<input checked="" type="checkbox"/>
Planned application	
4. Date application approved, submitted, or planned for submission: Application submitted December 10, 2008	
5. Number of units affected: 0	
6. Coverage of action (select one)	
Part of the development	<input checked="" type="checkbox"/>
Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Pre-development work started April 2007	
b. Projected end date of activity: Disposition to be completed in 2009	

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., partnered with a private developer and was awarded low-income housing tax credits application. The project will be 36 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. HAKC proposes to lease the site to the limited partnership.

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Demolition/Disposition Activity Description	
1a. Development name: Pemberton	
1b. Development (project) number: MO002025	
2. Activity type: Demolition	
	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
Approved	<input checked="" type="checkbox"/>
Submitted, pending approval	
Planned application	
4. Date application approved, submitted, or planned for submission: Disposition approved January 21, 2009	
5. Number of units affected: 0	
6. Coverage of action (select one)	
Part of the development	<input checked="" type="checkbox"/>
Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: The online disposition application submitted 2007.	
b. Projected end date of activity: Disposition approval will be received in early 2009, allowing HAKC to Lease the vacant land to the limited partnership. Construction should commence in 2009 and be completed by December 2010.	

4505 E. 18th Street

4505 E. 18th Street is a scattered site single-family home. It has been determined to be structurally unsound, primarily due to major foundation problems. The neighborhood in which the house is located is one of the worst in terms of the condition of nearby homes and vacant lots. HAKC has determined it is less expensive and a better option for future tenants to purchase a replacement in a better neighborhood than to repair the house.

Demolition/Disposition Activity Description
1a. Development name: Scattered Sites 1b. Development (project) number: MO002038
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: Application submitted in 2008 & resubmitted in 2009.
5. Number of units affected: 0
6. Coverage of action (select one) Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: The online disposition application was originally submitted in 2008. b. Projected end date of activity: Disposition approval expected in late 2009, allowing HAKC to sell the site.

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.

6715 Agnes (5,400 sq. ft.) -- HUD approval 6/96

3405 E 72nd St. (5,000 sq. ft.) -- HUD approval 6/96

4516 E. 25th St. (3,500 sq. ft.) -- HUD approval 10/99

113 E. 96th St. (3,500 Sq ft) – HUD approval 06/07

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Demolition/Disposition Activity Description
1a. Development name: Four former scattered sites, see addresses above 1b. Development (project) number: Parts of MO16P002012 and parts of MO16P002023
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval Planned application
4. Date application approved, submitted, or planned for submission: 1996 and 1999, see top of page
5. Number of units affected: The five dwelling units located on these lots were demolished many years ago (with HUD approval) and were removed from property rolls.
6. Coverage of action (select one) Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Disposition process started 1995 b. Projected end date of activity: 2010

Scattered sites or vacant properties no longer appropriate for affordable housing utilization by HAKC

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

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

Demolition/Disposition Activity Description
1a. Development name: Not determined
1b. Development (project) number: Not determined
2. Activity type: Demolition <input checked="" type="checkbox"/> or Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved Submitted, pending approval Planned application
4. Date application approved, submitted, or planned for submission: <u>2010</u>
5. Number of units affected:
6. Coverage of action (select one) Part of the development Total development
7. Timeline for activity: As determined by site a. Actual or projected start date of activity: b. Projected end date of activity:

7.0 Part of Blocks 2 and 3, Wayne Miner

These two parcels of vacant land totaling about 6 acres are located between and behind the townhomes on Blocks 2 and 3 of the Wayne Miner public housing development. The development is located between 9th and 10th Streets, Woodland and Garfield. 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 current disposition application is pending for vacant land in Block 1 to be used for a 47-unit HUD 202 development sponsored by a local non-profit). A developer is proposing to build a 40 - 45 units LIHTC townhome development on the vacant land in Blocks 2 & 3. They and will be submitting their LIHTC application to the State in November 2009. If approved in March 2010, the developer would begin construction Fall 2010.

Demolition/Disposition Activity Description
1a. Development name: Part of Blocks 2 & 3, Wayne Miner
1b. Development (project) number: Part of MO16P002004
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved Submitted, pending approval Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u> Application to be submitted Spring 2010
5. Number of units affected: 0
6. Coverage of action (select one) Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Pre-development work started April 2010 b. Projected end date of activity: Construction to be completed Fall 2011

48th 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. HAKC has submitted a proposal for a 40 PH units senior development under the CFRC and HAKC intend to combine the site with a mixed financed development utilizing CFRC and LIHTC.

Demolition/Disposition Activity Description
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1a. Development name: 48 th St. and Randolph Rd. (Maple Corners)

1b. Development (project) number: MO002036
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2. Activity type: Demolition Disposition X

3. Application status (select one) Approved X Case # DDA0001830 Submitted, pending approval Planned application
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4. Date application approved, submitted, or planned for submission: June 21, 2007

5. Number of units affected: 0

6. Coverage of action (select one) 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 Part of the development Total development
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7. Timeline for activity: a. Actual or projected start date of activity: Started online disposition application 01/30/06 b. Projected end date of activity: Anticipating property disposition Fall 2007 to Winter 2009
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All applications for demolition or disposition must be approved by the Special Master prior to implementation.

Homeownership:

HAKC offers homeownership opportunities through the HCVP to qualified HCV clients and public housing residents in accordance with the Administrative Plan.

Project-Based Vouchers:

HAKC intends to offer project-based vouchers as appropriate and necessary to support new affordable housing and preserve existing affordable housing. It is HAKC intent to provide 36 project-based vouchers at the Pemberton Park for Grandfamilies development as well as at least 100 PBV at Martin Luther King Village Apartments and other PBV at Beacon Park.

7.0

8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.																					
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. Form HUD 50075.1 is completed and included herein for each open CFP grant. HAKC does not have any open CFFP financing at the time of this Plan.																					
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. Form HUD-50075.2 is attached and incorporated herein.																					
8.3	Capital Fund Financing Program (CFFP). <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. HAKC plans to use a portion of its Capital Fund Program to pay off debt that may be incurred to facilitate the replacement of its administrative offices as well as financing for the replacement of Chouteau Courts. HAKC may also use CFFP to finance energy savings projects identified through the use of an ESCO.																					
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>Data compiled and reported in the City of Kansas City, Missouri 2007-2011 Five-Year Consolidated Plan states that:</p> <ul style="list-style-type: none"> • Approximately 33% of the 202,000 households in Kansas City are low, very low or extremely low-income families. • Approximately 70% of the households in Kansas City pay more than 30% of the household income for housing needs. • Over 53,000 households in Kansas City have a household income that is less than 50% of the Area Median Income. • There are 15,141 assisted housing units in Kansas City which includes 9,530 units assisted by HAKC through public housing or the Housing Choice Voucher Program. • Approximately 19% of the households in Kansas City are considered elderly families and 10% of such families have a household income below the federal poverty rate. <p>HAKC Public Housing Wait List includes over 4,260 families at the end of June 2009. Over 90% of the families on the PH wait list are extremely low-income families. The composition by bedroom size is shown below:</p> <table border="1" data-bbox="284 1018 1198 1123"> <thead> <tr> <th colspan="6"><i>Public Housing Waiting Lists By Bedroom Sizes</i></th> <th>Total</th> </tr> <tr> <th>Program</th> <th>1 Bdrms</th> <th>2 Bdrms</th> <th>3 Bdrms</th> <th>4 Bdrms</th> <th>5 Bdrms</th> <th>06/30/09</th> </tr> </thead> <tbody> <tr> <td>Public Housing</td> <td>3809</td> <td>125</td> <td>61</td> <td>175</td> <td>96</td> <td>4266</td> </tr> </tbody> </table> <p>At the end of June 2009 the Housing Choice Voucher Program Wait List included over 8,000 families, an increase of nearly 44% from December 2008.</p> <p>Approximately 86% of the families on HAKC wait list are African-Americans; 11% White; 2% Asian-American/pacific Islander; and 1% other. Approximately 2% of the families on the PH wait list and 3% on the HCV wait list are elderly. Approximately 12% of the families on the PH wait list and 19% on the HCV wait list are disabled. The average income of the families on the PH wait list is \$5,300/year and the average income of the families on the HCV wait list is \$5,900/year. The average wait time for PH is 1.5 years and the average wait time for HCV is 3.0 years.</p>	<i>Public Housing Waiting Lists By Bedroom Sizes</i>						Total	Program	1 Bdrms	2 Bdrms	3 Bdrms	4 Bdrms	5 Bdrms	06/30/09	Public Housing	3809	125	61	175	96	4266
<i>Public Housing Waiting Lists By Bedroom Sizes</i>						Total																
Program	1 Bdrms	2 Bdrms	3 Bdrms	4 Bdrms	5 Bdrms	06/30/09																
Public Housing	3809	125	61	175	96	4266																

<p>9.1</p>	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>HAKC intends to address these needs by maintaining an occupancy rate of 97% or higher in the PH program; maintaining a utilization rate of 97% or higher in the HCV program and increasing the number of affordable housing units through the use of HAKC affiliates. HAKC will continue to work with various agencies to provide self-sufficiency programs to the families HAKC serves, enabling the families the opportunity to move out of public housing or choose not to use a HCV, thus making the housing subsidy available to another needy family. HAKC will continue to accept applications for housing assistance. HAKC will continue to make referrals to families on HAKC’s wait list to other housing and social service providers to enable these families to obtain housing assistance. HAKC will apply for additional Housing Choice Vouchers as they become available including special purpose vouchers, shelter plus care vouchers and Veteran Affairs Supportive Housing vouchers. HAKC will work with the landlords to facilitate deconcentration opportunities for the clients of the HCV program. HAKC will seek opportunities to construct additional public housing as funds are available.</p> <p>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: 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.</p>
<p>10.0</p>	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>“Substantial deviation” or “significant amendment or modification” to the Annual and/or Five-Year Plans will be defined as:</p> <p>A statutory or regulatory change made effective and in the opinion of the Authority with the concurrence of the Special Master, has either a substantial programmatic or financial effect on the programs administered by the Authority or creates substantial or administrative burdens beyond the programs under administration at the start of the Plan year; AND</p> <p>Any other event that the Authority’s Board of Commissioners, with the concurrence of the Special Master, determines to be a significant amendment or modification of the approved Annual Plan.</p> <p>(c) Other information:</p> <ul style="list-style-type: none"> • 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 and Administrative Plan to be effective in 2010. • 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: <ul style="list-style-type: none"> ○ 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.

<p>11.0</p>	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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Part I: Summary	
PHA Name: Housing Authority of Kansas City, MO	Grant Type and Number Capital Fund Program Grant No: 501-10 Replacement Housing Factor Grant No: MO16P002501-10 Date of CFFP:
FFY of Grant: 2010 FFY of Grant Approval: 2010	

Type of Grant
 Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no: _____)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	713,842			
3	1408 Management Improvements	365,503			
4	1410 Administration (may not exceed 10% of line 21)	356,921			
5	1411 Audit	51,800			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	132,532			
8	1440 Site Acquisition				
9	1450 Site Improvement	276,575			
10	1460 Dwelling Structures	1,186,758			
11	1465.1 Dwelling Equipment—Nonexpendable	342,149			
12	1470 Non-dwelling Structures	23,800			
13	1475 Non-dwelling Equipment	119,330			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

Part I: Summary					
PHA Name: Housing Authority of Kansas City, MO		Grant Type and Number Capital Fund Program Grant No: 501-10 Replacement Housing Factor Grant No: MO16P002501-10 Date of CFFP:		FFY of Grant: 2010 FFY of Grant Approval: 2010	
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	3,569,210			
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Activities	0			
23	Amount of line 20 Related to Security - Soft Costs	0			
24	Amount of line 20 Related to Security - Hard Costs	25,025			
25	Amount of line 20 Related to Energy Conservation Measures	136,714			
Signature of Executive Director			Signature of Public Housing Director		
Date			Date		

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of Kansas City, MO			Grant Type and Number Capital Fund Program Grant No: MO16P002501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Chouteau Courts	Operations	1406		55,680				
Chouteau Courts	Office Space Rental	1408		3,247				
Chouteau Courts	Staff Training	1408		1,588				
Chouteau Courts	Resident Training	1408		1,779				
Chouteau Courts	Audit	1411		4,040				
Chouteau Courts	Engineer fees	1430		5,391				
Chouteau Courts	MIS Software Maintenance	1408		15,101				
Chouteau Courts	Receivership	1408		8,190				
Chouteau Courts	Window Replacement	1460		3,500				
Chouteau Courts	Door Replacement	1460		3,600				
Chouteau Courts	Floor Replacement	1460		2,400				
Chouteau Courts	Paint (Exterior)	1460		17,000				
Chouteau Courts	Walls (Exterior)	1460		3,000				
Chouteau Courts	Roofs/Gutters (Replacement or repair)	1460		5,600				
Chouteau Courts	Plumbing	1460		12,000				
Chouteau Courts	General Carpentry	1460		8,285				
Chouteau Courts	Non-Disposable Residential Equipment	1465		24,899				
Chouteau Courts	Carpentry Non-Dwelling	1470		6,800				
Chouteau Courts	Non -dwelling equipment	1475		7,332				

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Part II: Supporting Pages								
PHA Name: Housing Authority of Kansas City, MO			Grant Type and Number Capital Fund Program Grant No: MO16P002501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Guinotte Manor	Operations	1406		91,370				
Guinotte Manor	Office Space Rental	1408		5,311				
Guinotte Manor	Staff Training	1408		2,520				
Guinotte Manor	Resident training	1408		2,919				
Guinotte Manor	Audit	1411		6,630				
Guinotte Manor	Engineer fees	1430		4,322				
Guinotte Manor	MIS Software Maintenance	1408		20,495				
Guinotte Manor	Receivership	1408		13,440				
Guinotte Manor	Pavement/Concrete	1450		2,500				
Guinotte Manor	Beautification/Landscape	1450		11,000				
Guinotte Manor	Door Replacement	1460		1,500				
Guinotte Manor	Floor Replacement	1460		1,000				
Guinotte Manor	Paint (Exterior)	1460		15,000				
Guinotte Manor	Roofs/Gutters (Replacement or repairs)	1460		15,000				
Guinotte Manor	General Carpentry	1460		5,886				
Guinotte Manor	Non-Disposable Residential Equipment	1465		8,200				
Guinotte Manor	Non-Dwelling Equipment	1475		15,362				

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Part II: Supporting Pages								
PHA Name: Housing Authority of Kansas City, MO			Grant Type and Number Capital Fund Program Grant No: MO16P002501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
T.B. Watkins/Wayne Miner	Operations	1406		117,784				
T.B. Watkins/Wayne Miner	Office Space Rental	1408		6,881				
T.B. Watkins/Wayne Miner	Staff Training	1408		2,903				
T.B. Watkins/Wayne Miner	MIS Software Maintenance	1408		29,277				
T.B. Watkins/Wayne Miner	Resident training	1408		3,763				
T.B. Watkins/Wayne Miner	Audit	1411		8,547				
T.B. Watkins/Wayne Miner	Engineer fees	1430		17,505				
T.B. Watkins/Wayne Miner	Receivership	1408		17,325				
T.B. Watkins/Wayne Miner	Pavement/Concrete	1450		14,500				
T.B. Watkins/Wayne Miner	Beautification/Landscape	1450		23,000				
T.B. Watkins/Wayne Miner	Window Replacement	1460		9,000				
T.B. Watkins/Wayne Miner	Walls (Exterior)	1460		11,000				
T.B. Watkins/Wayne Miner	Roofs/Gutters (Replacement or repair)	1460		100,000				
T.B. Watkins/Wayne Miner	Plumbing	1460		23,000				
T.B. Watkins/Wayne Miner	General Carpentry	1460		18835				
T.B. Watkins/Wayne Miner	Non-Disposable Residential Equipment	1465		50,650				
T.B. Watkins/Wayne Miner	Non-dwelling equipment	1475		15,510				

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Part II: Supporting Pages								
PHA Name: Housing Authority of Kansas City, MO		Grant Type and Number Capital Fund Program Grant No: MO16P002501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
West Bluff	Operations	1406		41,403				
West Buff	Office Space Rental	1408		4,718				
West Buff	Staff Training	1408		1,032				
West Buff	Resident training	1408		1,323				
West Buff	MIS Software Maintenance	1408		9,708				
West Buff	Receivership	1408		6,090				
West Buff	Audit	1411		3,004				
West Buff	Engineer fees	1430		13,456				
West Buff	Beautification/Landscape	1450		5,500				
West Buff	Door Replacement	1460		36,014				
West Buff	Floor Replacement	1460		22,000				
West Buff	Walls (Exterior)	1460		10,000				
West Buff	Plumbing	1460		57,000				
West Buff	General carpentry	1460		20,699				
West Buff	Non-disposable residential equipment	1465		66,300				
West Buff	Non-dwelling equipment	1475		5,452				

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Part II: Supporting Pages								
PHA Name: Housing Authority of Kansas City, MO			Grant Type and Number Capital Fund Program Grant No: MO16P002501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Brush Creek	Operations	1406		56,394				
Brush Creek	Office Space Rental	1408		3,256				
Brush Creek	Staff Training	1408		1,601				
Brush Creek	Resident training	1408		1,802				
Brush Creek	MIS Software Maintenance	1408		12,944				
Brush Creek	Receivership	1408		8,295				
Brush Creek	Audit	1411		4,092				
Brush Creek	Engineer fees	1430		5,040				
Brush Creek	Pavement/Concrete	1450		3,000				
Brush Creek	Beautification/Landscape	1450		15,475				
Brush Creek	Floor Replacement	1460		24,500				
Brush Creek	Plumbing	1460		13,500				
Brush Creek	Non-dwelling equipment	1475		7,426				

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Part II: Supporting Pages								
PHA Name: Housing Authority of Kansas City, MO			Grant Type and Number Capital Fund Program Grant No: MO16P002501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Dunbar Gardens	Operations	1406		27,126				
Dunbar Gardens	Office Space Rental	1408		1,577				
Dunbar Gardens	Staff Training	1408		1,087				
Dunbar Gardens	Resident training	1408		867				
Dunbar Gardens	MIS Software Maintenance	1408		8,629				
Dunbar Gardens	Receivership	1408		3,990				
Dunbar Gardens	Audit	1411		1,968				
Dunbar Gardens	Engineer fees	1430		11,198				
Dunbar Gardens	Beautification/Landscape	1450		3,000				
Dunbar Gardens	Floor Replacement	1460		11,400				
Dunbar Gardens	Roofs/Gutters (Replacement or repair)	1460		13,500				
Dunbar Gardens	Plumbing	1460		38,000				
Dunbar Gardens	General Carpentry	1460		5,113				
Dunbar Gardens	Safety/Security	1460		25,025				
Dunbar Gardens	Non-Disposable Residential Equipment	1465		29,500				
Dunbar Gardens	Non-dwelling equipment	1475		3,572				

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Part II: Supporting Pages								
PHA Name: Housing Authority of Kansas City, MO			Grant Type and Number Capital Fund Program Grant No: MO16P002501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Pemberton Heights	Operations	1406		49,969				
Pemberton Heights	Office Space Rental	1408		2,910				
Pemberton Heights	Staff Training	1408		1,488				
Pemberton Heights	Resident training	1408		1,596				
Pemberton Heights	MIS Software Maintenance	1408		12,943				
Pemberton Heights	Receivership	1408		7,350				
Pemberton Heights	Audit	1411		3,626				
Pemberton Heights	Engineer fees	1430		5,292				
Pemberton Heights	Beautification/Landscape	1450		5,500				
Pemberton Heights	Site Improvements	1450		2,500				
Pemberton Heights	Door Replacement	1460		7,500				
Pemberton Heights	Floor Replacement	1460		7,800				
Pemberton Heights	Mechanical Systems	1460		15,000				
Pemberton Heights	General Carpentry	1460		25,051				
Pemberton Heights	Structural Repair	1460		3,000				
Pemberton Heights	Non-Disposable Residential Equipment	1465		1,600				
Pemberton Heights	Non-dwelling equipment	1475		6,580				

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Part II: Supporting Pages								
PHA Name: Housing Authority of Kansas City, MO		Grant Type and Number Capital Fund Program Grant No: MO16P002501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Riverview Gardens	Operations	1406		96,369				
Riverview Gardens	Office Space Rental	1408		5,627				
Riverview Gardens	Staff Training	1408		2,303				
Riverview Gardens	Resident training	1408		3,079				
Riverview Gardens	MIS Software Maintenance	1408		20,753				
Riverview Gardens	Receivership	1408		14,175				
Riverview Gardens	Audit	1411		6,993				
Riverview Gardens	Engineer fees	1430		10,053				
Riverview Gardens	Beautification/Landscape	1450		17,500				
Riverview Gardens	Site Improvements	1450		600				
Riverview Gardens	Door Replacement	1460		4,600				
Riverview Gardens	Plumbing	1460		37,000				
Riverview Gardens	General Carpentry	1460		44,956				
Riverview Gardens	Non-Disposable Residential Equipment	1465		103,000				
Riverview Gardens	Roofs (Non-Dwelling)	1470		17,000				
Riverview Gardens	Non-Dwelling Equipment	1475		34,690				
Scattered Sites Central	Operations	1406		60,677				
Scattered Sites Central	Staff training	1408		6,065				
Scattered Sites Central	Resident Training	1408		1,938				
Scattered Sites Central	Receivership	1408		8,925				
Scattered Sites Central	Rent	1408		3,500				
Scattered Sites Central	MIS Software maintenance	1408		8,629				
Scattered Sites Central	Audit	1411		4,403				

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Part II: Supporting Pages								
PHA Name: Housing Authority of Kansas City, MO			Grant Type and Number Capital Fund Program Grant No: MO16P002501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Scattered Sites Central	Engineer fees	1430		21,357				
Scattered Sites Central	Pavement/Concrete	1450		25,000				
Scattered Sites Central	Beautification/Landscape	1450		13,500				
Scattered Sites Central	Site Improvements	1450		15,000				
Scattered Sites Central	Window Replacement	1460		14,000				
Scattered Sites Central	Door Replacement	1460		2,800				
Scattered Sites Central	Floor Replacement	1460		20,000				
Scattered Sites Central	Paint (Exterior)	1460		23,000				
Scattered Sites Central	Walls (Exterior)	1460		25,000				
Scattered Sites Central	Roofs/Gutters (Replacement or repair)	1460		26,000				
Scattered Sites Central	Electrical	1460		7,000				
Scattered Sites Central	Plumbing	1460		9,000				
Scattered Sites Central	General Carpentry	1460		27,491				
Scattered Sites Central	Structural Repair	1460		32,000				
Scattered Sites Central	Non-Disposable Resident Equipment	1465		27,000				
Scattered Sites Central	Non-dwelling equipment	1475		7,990				
Scattered Sites South	Operations	1406		44,258				
Scattered Sites South	Office Space Rental	1408		2,591				
Scattered Sites South	Staff Training	1408		1,998				
Scattered Sites South	Resident training	1408		1,414				
Scattered Sites South	MIS Software Maintenance	1408		8,629				
Scattered Sites South	Receivership	1408		6,510				
Scattered Sites South	Audit	1411		3,212				

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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 Kansas City, MO			Grant Type and Number Capital Fund Program Grant No: MO16P002501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Scattered Sites South	Engineer fees	1430		23,607				
Scattered Sites South	Pavement/Concrete	1450		25,000				
Scattered Sites South	Beautification/Landscape	1450		15,000				
Scattered Sites South	Site Improvements	1450		20,000				
Scattered Sites South	Window Replacement	1460		12,000				
Scattered Sites South	Door Replacement	1460		5,700				
Scattered Sites South	Floor Replacement	1460		22,000				
Scattered Sites South	Paint (Exterior)	1460		11,500				
Scattered Sites South	Walls (Exterior)	1460		25,000				
Scattered Sites South	Roofs/Gutters (Replacement or repair)	1460		32,600				
Scattered Sites South	Electrical	1460		3,500				
Scattered Sites South	Plumbing	1460		27,000				
Scattered Sites South	General Carpentry	1460		22,817				
Scattered Sites South	Structural Repair	1460		42,000				
Scattered Sites South	Non-Disposable Resident Equipment	1465		25,000				
Scattered Sites South	Non-dwelling equipment	1475		5,828				
Scattered Sites North	Operations	1406		72,812				
Scattered Sites North	Office Space Rental	1408		4,243				
Scattered Sites North	Staff Training	1408		6,278				
Scattered Sites North	Resident training	1408		2,326				
Scattered Sites North	Receivership	1408		10,710				
Scattered Sites North	MIS Software Maintenance	1408		11,865				

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² 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 Kansas City, MO		Grant Type and Number Capital Fund Program Grant No: MO16P002501-10 CFPP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Scattered Sites North	Audit	1411		5,284				
Scattered Sites North	Engineer fees	1430		15,311				
Scattered Sites North	Pavement/Concrete	1450		25,000				
Scattered Sites North	Beautification/Landscape	1450		15,000				
Scattered Sites North	Site Improvements	1450		14,000				
Scattered Sites North	Window Replacement	1460		6,000				
Scattered Sites North	Floor Replacement	1460		6,000				
Scattered Sites North	Paint (Exterior)	1460		15,000				
Scattered Sites North	Walls (Exterior)	1460		25,000				
Scattered Sites North	Roofs/Gutters (Replacement or repair)	1460		27,600				
Scattered Sites North	Plumbing	1460		1,600				
Scattered Sites North	General Carpentry	1460		26,919				
Scattered Sites North	Structural Repair	1460		11,000				
Scattered Sites North	Non-Disposable Resident Equipment	1465		6,000				
Scattered Sites North	Non-dwelling equipment	1475		9,588				
PHA-wide	Capital Fund Management Fee	1410		356,921				

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² To be completed for the Performance and Evaluation Report.

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number Housing Authority of Kansas City, Missouri MO -002		Locality (City/County & State) Kansas City, Jackson County, Missouri			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
	MO002001 Chouteau Courts					
B.	Physical Improvements Subtotal	Annual Statement	57,591	47,991	44,391	43,991
C.	Management Improvements		89,625	89,625	89,625	89,625
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		8,871	8,871	8,871	8,871
F.	Other					
G.	Operations		55,680	55,680	55,680	55,680
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		211,767	202,167	198,567	198,167
L.	Total Non-CFP Funds					
M.	Grand Total		211,767	202,167	198,567	198,167

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number Housing Authority of Kansas City, Missouri MO -002		Locality (City/County & State) Kansas City, Jackson County, Missouri			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
	MO002003 Guinotte Manor					
B.	Physical Improvements Subtotal	Annual Statement	263,808	128,542	81,782	88,058
C.	Management Improvements		142,685	142,685	142,685	142,685
D.	PHA-Wide Non-dwelling Structures and Equipment			46,400		
E.	Administration		14,499	14,499	14,499	14,499
F.	Other					
G.	Operations		91,370	91,370	91,370	91,370
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		512,362	423,496	330,336	336,612
L.	Total Non-CFP Funds					
M.	Grand Total		512,362	423,496	330,336	336,612

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number Housing Authority of Kansas City, Missouri MO -002		Locality (City/County & State) Kansas City, Jackson County, Missouri			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
B.	Physical Improvements Subtotal	Annual Statement	717,905	470,155	474,645	578,155
C.	Management Improvements		186,480	186,480	196,987	186,480
D.	PHA-Wide Non-dwelling Structures and Equipment		99,500	9,500	5,000	117,500
E.	Administration		18,802	18,802	18,802	18,802
F.	Other					
G.	Operations		117,784	117,784	117,784	117,784
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		1,140,471	802,721	813,218	1,018,721
L.	Total Non-CFP Funds					
M.	Grand Total		1,140,471	802,721	813,218	1,018,721

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number Housing Authority of Kansas City, Missouri MO -002		Locality (City/County & State) Kansas City, Jackson County, Missouri			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
	MO002008 West Bluff					
B.	Physical Improvements Subtotal	Annual Statement	492,226	127,326	84,306	69,306
C.	Management Improvements		67,278	67,278	67,278	67,278
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		6,555	6,555	6,555	6,555
F.	Other					
G.	Operations		41,403	41,403	41,403	41,403
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		607,462	242,562	199,542	184,542
L.	Total Non-CFP Funds					
M.	Grand Total		607,462	242,562	199,542	184,542

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number Housing Authority of Kansas City, Missouri MO -002		Locality (City/County & State) Kansas City, Jackson County, Missouri			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
	MO002013 Brush Creek					
B.	Physical Improvements Subtotal	Annual Statement	181,065	111,065	163,040	78,540
C.	Management Improvements		88,384	88,384	88,384	88,384
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		8,871	8,871	8,871	8,871
F.	Other					
G.	Operations		56,394	56,394	56,394	56,394
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		334,714	264,714	316,689	232,189
L.	Total Non-CFP Funds					
M.	Grand Total		334,714	264,714	316,689	232,189

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number Housing Authority of Kansas City, Missouri MO -002		Locality (City/County & State) Kansas City, Jackson County, Missouri			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
	MO002014 Dunbar					
B.	Physical Improvements Subtotal	Annual Statement	199,548	152,458	85,798	84,098
C.	Management Improvements		45,244	45,244	45,244	45,244
D.	PHA-Wide Non-dwelling Structures and Equipment			15,660		
E.	Administration		4,303	4,303	4,303	4,303
F.	Other					
G.	Operations		27,126	27,126	27,126	27,126
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		276,221	244,791	162,471	160,771
L.	Total Non-CFP Funds					
M.	Grand Total		276,221	244,791	162,471	160,771

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number Housing Authority of Kansas City, Missouri MO -002		Locality (City/County & State) Kansas City, Jackson County, Missouri			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
	MO002025 Pemberton Heights					
B.	Physical Improvements Subtotal	Annual Statement	141,997	524,920	294,092	84,489
C.	Management Improvements		79,882	79,882	79,882	79,882
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		7,943	7,943	7,943	7,943
F.	Other					
G.	Operations		49,969	49,969	49,969	49,969
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		279,791	662,714	431,886	222,283
L.	Total Non-CFP Funds					
M.	Grand Total		279,791	662,714	431,886	222,283

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number Housing Authority of Kansas City, Missouri MO -002		Locality (City/County & State) Kansas City, Jackson County, Missouri			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
	MO002033 Riverview					
B.	Physical Improvements Subtotal	Annual Statement	493,853	358,253	234,253	234,253
C.	Management Improvements		149,298	149,298	149,298	149,298
D.	PHA-Wide Non-dwelling Structures and Equipment			114,000		
E.	Administration		15,358	15,358	15,358	15,358
F.	Other					
G.	Operations		96,369	96,369	96,369	96,369
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		754,878	733,278	615,458	405,278
L.	Total Non-CFP Funds					
M.	Grand Total		\$754,878	\$733,278	\$615,458	\$495,278

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number Housing Authority of Kansas City, Missouri MO -002		Locality (City/County & State) Kansas City, Jackson County, Missouri			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
B.	Physical Improvements Subtotal	Annual Statement	499,953	608,150	588,454	396,441
C.	Management Improvements		94,137	94,137	94,137	94,137
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		9,533	9,533	9,533	9,533
F.	Other					
G.	Operations		60,677	60,677	60,677	60,677
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		664,300	772,497	752,801	560,588
L.	Total Non-CFP Funds					
M.	Grand Total		\$664,300	\$772,497	\$752,801	\$560,588

Capital Fund Program—Five-Year Action Plan

Part I: Summary						
PHA Name/Number Housing Authority of Kansas City, Missouri MO -002		Locality (City/County & State) Kansas City, Jackson County, Missouri			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
B.	Physical Improvements Subtotal	Annual Statement	273,007	251,207	263,407	328,957
C.	Management Improvements		68,550	68,550	68,550	68,550
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		7,084	7,084	7,084	7,084
F.	Other					
G.	Operations		44,258	44,258	44,258	44,258
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		392,899	371,099	383,299	448,849
L.	Total Non-CFP Funds					
M.	Grand Total		\$392,899	\$371,099	\$383,299	\$448,849

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number Housing Authority of Kansas City, Missouri MO -002		Locality (City/County & State) Kansas City, Jackson County, Missouri			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
	MO002738 Scattered Sites North					
B.	Physical Improvements Subtotal	Annual Statement	352,356	287,066	261,086	269,716
C.	Management Improvements		113,518	113,518	113,518	113,518
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		11,585	11,585	11,585	11,585
F.	Other					
G.	Operations		72,812	72,812	72,812	72,812
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		550,271	484,981	459,001	467,631
L.	Total Non-CFP Funds					
M.	Grand Total		\$550,271	\$484,981	\$459,001	\$467,631

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number Housing Authority of Kansas City, Missouri MO -002		Locality (City/County & State) Kansas City, Jackson County, Missouri			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name PHA Wide	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
B.	Physical Improvements Subtotal	Annual Statement	0	0	0	0
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		243,515	243,515	243,515	243,515
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		243,515	243,515	243,515	243,515
L.	Total Non-CFP Funds					
M.	Grand Total		243,515	243,515	243,515	243,515

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary (Continuation)						
PHA Name/Number Housing Authority of Kansas City, Missouri MO -002		Locality (City/county & State) Kansas City, Jackson County, Missouri			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
		Annual Statement				
	MO002001 Chouteau Courts		211,767	202,167	198,567	198,167
	MO002003 Guinotte Manor		512,362	493,406	330,336	336,612
	MO002006 T.B. Watkins/Wayne Miner		1,140,471	802,721	813,218	1,018,721
	MO002008 West Bluff		607,462	242,562	199,542	184,542
	MO002013 Brush Creek		334,714	264,714	316,689	232,189
	MO002014 Dunbar Gardens		276,221	244,791	162,471	160,721
	MO002025 Pemberton Heights		279,791	662,714	431,886	222,283
	MO002033 Riverview Gardens		754,878	733,278	615,458	495,278
	MO002338 Scattered Sites Central		664,300	772,497	752,801	560,588
	MO002438 Scattered Sites South		392,899	371,099	383,299	448,849
	MO002738 Scattered Sites North		550,271	484,981	459,001	467,631
	PHA WIDE		243,515	243,515	243,515	243,515
	TOTAL		\$5,968,651	\$5,519,445	\$4,906,783	\$4,569,096

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year _____ FFY 2011			Work Statement for Year: _____ FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	MO002006 T. B. Watkins/Wayne Miner			MO002006 T. B. Watkins/Wayne Miner		
Annual Statement	Door Replacement		40,000	Door Replacement		80,000
	Floor Replacement		35,000	Floor Replacement		72,000
	Paint (Exterior)		60,000	Roofs		100,000
	Roofs		100,000	Beautification/Landscape		10,000
	Beautification/Landscape		13,750	Non-Disposable Residential Equipment		50,650
	Non-Disposable Residential Equipment		50,650	Plumbing		42,500
	Plumbing		42,500	General Carpentry		14,000
	General Carpentry		14,000	Floor Replacement (Non-Dwelling)		4,500
	Site Improvement		75,000	Paint (Non-Dwelling)		5,000
	New Master Key System		96,000	ADA/504/UFAS		74,000
	Window Replacement Non-Dwelling		12,000	Engineer fees		17,505
	Paint Non-Dwelling		5,000			
	Roofs Non-Dwelling		58,000			
	ADA/504/UFAS (Non-Dwelling)		24,500			
	ADA/504/UFAS		74,000			
	Engineer fees		17,505			
	Subtotal of Estimated Cost		\$717,905	Subtotal of Estimated Cost		\$470,155

Part I: Summary

PHA Name: Housing Authority of the City of Kansas City	Grant Type and Number Capital Fund Program Grant No: MO16P002501-07 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2007 FFY of Grant Approval: 2007
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Type of Grant	
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3)
	<input type="checkbox"/> Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	721,483	721,483	721,483	721,483
3	1408 Management Improvements	494,217	494,217	494,217	466,461
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	60,556	64,556	64,556	57,473
8	1440 Site Acquisition				
9	1450 Site Improvement	139,568	144,267	144,267	136,374
10	1460 Dwelling Structures	835,916	1,007,235	1,007,235	536,734
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	66,495	36,477	36,477	30,171
13	1475 Non-dwelling Equipment	122,000	122,000	122,000	101,882
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	150,000	0		

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: Housing Authority of the City of Kansas City		Grant Type and Number Capital Fund Program Grant No: MO16P002501-07 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2007 FFY of Grant Approval: 2007	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	656,439	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)	3,607,415	3,607,415	3,607,415	3,067,758
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			Date	Signature of Public Housing Director	

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

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

⁴ RHF funds shall be included here.

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 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HAKC	Operating Costs (1406)	1406		721,483	721,483	721,483	721,483	
HAKC	Receivership & Admin. improvements (1408)	1408		150,000	150,000	150,000	150,000	
HAKC	Rent for Agency Office Space (rent) (1408)	1408		168,904	168,904	168,904	168,904	
HAKC	Staff Training (1408)	1408		25,000	34,500	34,500	28,641	
HAKC	MIS hard & software upgrade (1408)	1408		130,257	139,463	139,463	117,566	
HAKC	Resident Employment & Ops training (1408)	1408		15,660	0			
HAKC	Sundry (1408)	1408		4,396	1,350	1,350	1,350	
HAKC	Non-technical salaries and benefits (1410)	1410		360,741	360,741	360,741	360,741	
HAKC	A & E Fee for elderly and disabled assessment	1430		31,556	31,556	31,556	28,476	
HAKC	A & E Fee for Energy Saving	1430		29,000	31,500	31,500	28,997	
HAKC	Seal and stripe parking lot	1450		0				
HAKC	Carpet replacement at FDLC	1470		5,000	5,000	5,000	5,000	
HAKC	Paint railing	1470		600				
HAKC	Replace Door @ 299 Paseo	1470		3,306	3,306	3,306		
HAKC	Maintenance Equipment (1475)	1475		4,000	0			
HAKC	Office Equipment (1475)	1475		118,000	91,836	91,836	84,781	
HAKC	Debt. Service @20.5%	1501		656,439	656,439	656,439	656,439	

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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 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Chouteau	Tree trimming	1450		253	0			
Chouteau	Speed bumps and children safety signs	1450		0				
Chouteau	Remulch playgrounds	1450		2,442	2,442	2,442	2,442	
Chouteau	Epoxy Coating of Wheel Chair ramp	1450		4,455	4,455	4,455	4,455	
Chouteau	Replace Sewer Line & Island	1450		38,800	63,800	63,800	63,800	
Chouteau	Replacement upgrade	1460		18,023	7,689	7,689	7,689	
Chouteau	Repair settling sewer stacks in 14 buildings	1460		0				
Chouteau	Refinish 48 bathtubs	1460		296	293	293		
Chouteau	Replace 48 bathtub surrounds	1460		0				
Chouteau	Replace metal interior doors as needed	1460		0				
Chouteau	Repaint and caulk all post bases	1460		0				
Chouteau	Replace all window lintels	1460		0	2,919	2,919	2919	
Chouteau	MIS Software license	1475		0	384	384	384	

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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 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TB Watkins	Landscaping and tree trimming	1450		0	6,025	6,025	6,025	
TB Watkins	Tree trimming and Removal	1450		10,490				
TB Watkins	Remulch playgrounds	1450		1,893	622	622	622	
TB Watkins	Retaining wall repair	1450		1,789	1,789	1,789	1,789	
TB Watkins	Replacement upgrade	1460		0				
TB Watkins	Replace all hot water heaters in Phase III	1460		0				
TB Watkins	Replacement upgrade	1460		16,644	25,194	25,194	16,644	
TB Watkins	Replace all hot water heaters in Phase III to eliminate exhaust problems	1460		10,560	36,113	36,113	10,310	
TB Watkins	Seal Parking area @ Clymer	1460		13,308	13,308	13,308	13,308	
TB Watkins	Replace Compressor on 15 ton Condensing Unit	1460		4,000	4,000	4,000	4,000	
TB Watkins	Deck Replacement	1460		8,500	8,500	8,500	8,500	
TB Watkins	Countertop Replacement	1460		514	514	514	514	
TB Watkins	Roof Replacement	1460		11,590	10,690	10,690	10,690	
TB Watkins	Replace door jamb on janitor closet in Clymer Center	1470		0				
TB Watkins	Management Office Improvements	1470		1,000				
TB Watkins	Replace Heat detectors in common area	1470		2,650				
TB Watkins	Replace Motor gear box on entry door @Clymer	1470		1,651	1,651	1,651	1,651	
TB Watkins	Maintenance Equipment	1475		0	15,500	15,500	8,486	
RB Watkins	MIS Software license	1475		0	576	576	576	

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

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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 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Riverview	Landscaping & tree trimming	1450		12,500	6,020	6,020	5,677	
Riverview	Remulch office plantings and playgrounds	1450		2,145	2,145	2,145	2,145	
Riverview	Replace basketball court with family picnic area	1450		0				
Riverview	Replace broken Sidewalk	1450		8,566	0			
Riverview	Replace Pole lights	1450		8,705	7,550	7,550		
Riverview	Replacement Upgrade	1460		0				
Riverview	Add wall pack lighting at unit nearest basketball court	1460		0				
Riverview	Re-caulk porch posts	1460		22,450	17,200	17,200	6,450	
Riverview	Replace carpet with tile in office	1460		0				
Riverview	Paint inside of office	1460		0				
Riverview	Replace Countertops	1460		4,000	4,000	4,000	4,000	
Riverview	Office Equipment	1475		0	1,934	1,934		
Riverview	MIS Software license	1475		0	384	384	384	

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² To be completed for the Performance and Evaluation Report.

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 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
West Bluff	Tree trimming and removal	1450		1,600	1,600	1,600	1,600	
West Bluff	Remulch playgrounds	1450		3,730	3,730	3,730	3,730	
West Bluff	Replace damaged Playground	1450		5,397	3,461	3,461	3,461	
West Bluff	Replacement upgrades	1460		7,198	1,944	1,944	1,944	
West Bluff	Replace tub surrounds at turnover	1460		0				
West Bluff	Install hinged closet doors	1460		0				
West Bluff	Refinish 20 wood floor and retile all remaining over five years	1460		2,339	0			
West Bluff	Install gutter guards	1460		10,468	2,415	2,415	2,415	
West Bluff	Replace 20 kitchen sinks	1460		0				
West Bluff	Replace 17 kitchen counters	1460		11,479	11,727	11,727	11,727	
West Bluff	Paint stair railings	1460		3,536	3,536	3,536		
West Bluff	Insulation of Sign Logo & Letters	1460		2,673	1,411	1,411		
West Bluff	Replace Floor Tiles in 6 Units	1460		4,308	4,308	4,308	4,308	
West Bluff	Install Hard wired Smoke Alarm	1460		10,502	11,363	11,363	11,362	
West Bluff	Repair Collapsed Wall @ 1317 WB	1460		11,728	11,482	11,482	10,725	
West Bluff	Kitchen in community room	1470		694				
West Bluff	MIS Software license	1475		0	384	384	384	
West Bluff	Equipment and tools	1475		0	530	530	530	

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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 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Brush Creek	Resurface parking lots & drive	1450		0				
Brush Creek	Landscaping, tree trimming, shrubs	1450		0				
Brush Creek	Stripe parking lots	1450		0				
Brush Creek	Clear trees from our lot on east end of parking lots	1450		0				
Brush Creek	Secure or replace gate on parking lots	1450		0				
Brush Creek	Replacement Upgrade	1460		11,673	3,628	3,628	3,628	
Brush Creek	Install wood bi-fold doors in all closets	1460		0				
Brush Creek	Replace carpet in managers office	1460		2,013	2,013	2,013	2,013	
Brush Creek	Replace all blinds in common areas with horizontal blinds	1460		0				
Brush Creek	Exterior trim painting	1460		2,200	2,200	2,200	2,200	
Brush Creek	Replace first floor ceiling	1460		0				
Brush Creek	Engineer services	1430		0	1,500	1,500		

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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 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Brush Creek	Replace defective apartment front doors (10%)	1460		0				
Brush Creek	Add additional electrical outlets to resident president office	1460		0				
Brush Creek	Replace 6" PIV	1460		0	6,840	6,840		
Brush Creek	Replace Trash doors	1460		3,221	3,221	3,221	3,221	
Brush Creek	Evaluation of elevator @BC	1460		5,685	5,685	5,685	4,930	
Brush Creek	Elevator Modernization @BC	1460		22,924	56,171	56,171	19,780	
Brush Creek	Replace Breakers@BC	1460		1,700	1,700	1,700		
Brush Creek	Vacancy reduction	1460		4,730	1,313	1,313	1,313	
Brush Creek	Boiler extraordinary maintenance	1460		19,020	18,156	18,156	11,160	
Brush Creek	MIS Software license	1475		0	384	384	384	

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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 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Dunbar	Landscaping and tree trimming	1450		0				
Dunbar	Install building address directions for each group of buildings*	1450		4,685	4,541	4,541	4,541	
Dunbar	Repaint no parking signs on lot surface for wheelchair access	1450		0				
Dunbar	Create picnic area below office on west side to replace one lost	1450		0				
Dunbar	Clean, resurface and paint flower bed walls at community center	1450		2,500	2,500	2,500	2,500	
Dunbar	Replacement upgrade	1460		6,100	2,500	2,500	2,500	
Dunbar	Resurface drives	1460		0				
Dunbar	New floor tile at all apartment entries at turnover 20% / yr	1460		1,360				
Dunbar	Replace kitchen cabinets in common area	1460		0				
Dunbar	Seal all wooden decks after pressure treated wood has aged	1460		1,450	1,500	1,500	1,500	

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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 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Dunbar	Paint all railings	1460		2,500	2,500	2,500	2,500	
Dunbar	Upgrade electric breaker boxes	1460		0				
Dunbar	Replace Security Alarm	1460		1,500	1,500	1,500	1,500	
Dunbar	Vacancy reduction	1460		2,360	2,360	2,360	789	
Dunbar	Replace unit awnings	1460		3,840	3,840	3,840	3,840	
Dunbar	Add air conditioner in workshop	1470		1,000	0			
Dunbar	Pictures in office and furniture in common area	1470		3,500	0			
Dunbar	Paint exterior walls of community center	1470		4,300	0			
Dunbar	Paint community center inside walls new color	1470		600	0			
Dunbar	MIS Software license	1475		0	384	384	384	

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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 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Scattered (N)	Landscaping and tree trimming	1450		0				
Scattered (N)	Replace Damaged Front sidewalks	1450		2,574	2,574	2,574	2,574	
Scattered (N)	11105 N. Main repair fence and broken driveway	1460		1,000				
Scattered (N)	Storm/ screen doors and appliances	1460		150	0			
Scattered (N)	Replacement upgrade	1460		-				
Scattered (N)	*175 Units Gutter/Down Spout Cleaning	1460		3,862				
Scattered (N)	46 Units @N. London, N. Anita furnace replacement.	1460		3,073				
Scattered (N)	N. London, N. Anita, and 19 Units A/C Replacement.	1460		16,044				
Scattered (N)	Chimney Repair	1460		22,959				
Scattered (N)	N. Lane, 3731 N. Lydia, & 5631 N. Anita Dishwasher Replacement	1460		2,500				
Scattered (N)	Eliminate water infiltration	1460		0	5,632	5,632		
Scattered (N)	Drive and stoop replacement	1450		0	0	0	0	
Scattered (N)	Paint exterior and decks	1460		0	44,604	44,604		

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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 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Scattered (N)	Three units @ various locations need foundation walls tuck pointed & sealing \$384 ea.	1460		1,200				
Scattered (N)	Repair Roof, Replace Rotted Ext. Walls, Driveway & Deck	1460		0				
Scattered (N)	11305 N. March, Replace rotted siding & paint exterior walls.	1460		4,650				
Scattered (N)	8406 NE 110th Terr, paint exterior, install rear privacy fence & replace part drive	1460		1,750	1,750	1,750		
Scattered (N)	11105 N. Main St. Replace Sunken Driveway & Stoop	1460		13,248	17,195	17,195	7,395	
Scattered (N)	11122 N. Main St, Replace rotted sidings, trims, & paint exterior walls	1460		307				
Scattered (N)	10909 N. Kenwood, Replace rotted Sidings, cracked driveway, furnace & Paint exterior. Walls.	1460		9,924	19,677	19,677	19,650	

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Scattered (N)	11023 N. Lewis. Replace rotted siding, Sank stoop, privacy fence paint exterior walls	1460		2,300				
Scattered (N)	11301 Donnelly. Replace rotted siding, cracked driveway & paint exterior walls & stain deck /rails.	1460		0				
Scattered (N)	11205 Donnelly. Replace rotted sidings, paint exterior & stain deck/rails	1460		9,500				
Scattered (N)	7421 Hunter Ct. Paint building trims, rear & front decks/rails	1460		21,000	0			
Scattered (N)	4812 Fremont, Paint exterior walls, replace deck steps/pad & stain deck /rails	1460		1,901				
Scattered (N)	Damaged Roof Inspection & Replacement@ NSS	1460		45,981	51,181	51,181	47,221	
Scattered (N)	Vacancy Reduction	1460		5,040				
Scattered (N)	Security Fence and Deck work	1460		12,145	9,575	9,575	9,575	
Scattered (N)	Floor replacement	1460		7,653	11,016	11,016	3,300	
Scattered (N)	MIS Software license	1475		0	384	384	384	

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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 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Scattered (C)	Landscaping and tree trimming	1450		0				
Scattered (C)	Replace Damaged Security Fence	1450		2,800	2,800	2,800	2,800	
Scattered (C)	Storm/screen doors and appliances	1460		0				
Scattered (C)	Replacement upgrade	1460		0				
Scattered (C)	3406 Anderson. Replace wood windows, siding & repair cracks foundation walls	1460		0				
Scattered (C)	3514 Garner. Replace cracked concrete basement floor,	1460		0				
Scattered (C)	5601 Bellefontaine. Installation of driveway & privacy fence at bushy rear	1460		0				
Scattered (C)	5900 Agnes Ave. Replace wood windows to thermal vinyl windows.	1460		0				
Scattered (C)	7506 E. 50th Ter. Install Vinyl Sidings/ insulation to cover asbestos siding	1460		14,157	31,896	31,896	14,157	
Scattered (C)	7504 E. 50th Ter. Cover asbestos siding with vinyl and insulation, extend existing driveway up 12'	1460		0				
Scattered (C)	210 S. Indiana. The unit needs furnace & A/C condensing unit to be replaced.	1460		0				
Scattered (C)	402 Jackson rehab.	1460		0	3,459	3,459	836	
Scattered (C)	Maintenance Equipment	1475		0	2,876	2,876		

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Part II: Supporting Pages								
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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Scattered (C)	Construction of Replacement house on Wayne	1460		0	150,000	150,000	2,031	
Scattered (C)	5629 Olive. Replace worn out and grubby carpet & base.	1460		3,709	3,709	3,709	3,709	
Scattered (C)	4211 Hardesty. Privacy Fence is required at the rear and side.	1460		1,750	1,750	1,750	1,750	
Scattered (C)	Replace Sunken Floor @716 Cleveland	1460		38,468	35,943	35,943	30,759	
Scattered (C)	Renovate a house @4418 Lawn	1460		5,900	5,900	5,900	4,000	
Scattered (C)	Vacancy Reduction	1460		3,810	3,810	3,810		
Scattered (C)	Replace Floor & Bathtub	1460		2,497	2,497	2,497	2,497	
Scattered (C)	Replace cabinet	1460		4,250	4,700	4,700	4,700	
Scattered (C)	4504 Benton- YouthBuild	1460		8,008	17,420	17,420	7,257	
Scattered (C)	Restoration of 705 Wabash	1460		2,263	2,263	2,263		
Scattered (C)	Rehab 428 Monroe- YouthBuild	1460		35,500	35,352	35,352	649	
Scattered (C)	Construction of Replacement house on Wayne	1499		150,000	0	0	0	
Scattered (C)	Roof replacement	1460		0	4,000	4,000	10,956	
Scattered (C)	Eliminate water infiltration	1460		0	6,676	6,676		
Scattered (C)	MIS Software license	1475		0	384	384	384	

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PHA 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 FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Scattered (S)	Landscaping and tree trimming	1450		0				
Scattered (S)	Erosion Control	1450		6,821	6,821	6,821	6,821	
Scattered (S)	Replace Damaged concrete sidewalks	1450		2,417	1,950	1,950	1,950	
Scattered (S)	Replace Damaged Sewer line	1450		6,955	6,955	6,955	6,955	
Scattered (S)	Storm/screen doors and appliances	1460		0				
Scattered (S)	Replacement upgrade	1460		0				
Scattered (S)	9201 & 9203 Central Ave. Replace rotted siding, Paint exterior & replace A/C unit	1460		0				
Scattered (S)	10011 Hillcrest Rd. Remove damaged sidings, install new vinyl & replace soffits	1460		0				
Scattered (S)	Replace sidings, Fascia & driveway	1460		12,430	13,693	13,693	7,940	
Scattered (S)	7129 Woodland. Repair damaged Porch Soffits & Paint	1460		5,765	5,765	5,765	5,762	
Scattered (S)	2231 E. 67th St. Complete privacy chain link fence at north and east sites	1460		0				
Scattered (S)	8308 E. 91st Terr. Replace furnace	1460		4,500	4,500	4,500	4,500	
Scattered (S)	Office Equipment	1475		0	1,725	1,725	1,702	

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Scattered (S)	Plumbing	1460		0	4,000	4,000		
Scattered (S)	7606 E 108th Terr Repair damaged window covering	1460		0				
Scattered (S)	Replace Damaged Roof @2908 E 69th & 6702 Walrod	1460		22,644	23,197	23,197	20,891	
Scattered (S)	Floor replacement in living room@11329 Indiana	1460		12,429	12,429	12,429	9,530	
Scattered (S)	Repair Foundation leak and plumbing @7123 Indiana	1460		18,304	18,804	18,804	13,857	
Scattered (S)	Install A/C Cages @2231 E 67th	1460		540	540	540	540	
Scattered (S)	Carpet replacem't at 8442 Main &11245 Bales	1460		3,793	3,793	3,793		
Scattered (S)	2908 E 69- Repair Foundation Leak	1460		14,055	0	0	0	
Scattered (S)	Vacancy Reduction	1460		5,704	5,704	5,704	5,704	
Scattered (S)	Resurface Tub @SSS	1460		195	195	195	195	
Scattered (S)	Replace Retaining wall & sidewalk	1460		6,447	6,000	6,000	6,000	
Scattered (S)	Replace driveway, fence and window	1460		19,770	19,770	19,770	15,056	
Scattered (S)	Repair foundation and floor	1460		0	12,060	12,060	12,060	
Scattered (S)	MIS Software license	1475		0	384	384	384	

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PHA 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 FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Pemberton	Landscaping and tree trimming	1450		0				
Pemberton	Repair breaks in concrete in north drive	1450		3,101	3,072	3,072	3,072	
Pemberton	Replacement upgrade	1460		0				
Pemberton	Paint all common areas above 1st floor (not halls)	1460		1,760	1,760	1,760	1,760	
Pemberton	Re-carpet hallways and tile trash closets	1460		9,512	9,512	9,512	9,512	
Pemberton	Replace toilet connections and related drywall over five year period	1460		0				
Pemberton	Replace old cameras (2)	1460		0				
Pemberton	Replace all closet doors with cabinet or bi-fold doors 20% / yr	1460		0	12,308	12,308		
Pemberton	Replace trash room chute doors	1460		0				
Pemberton	Install corner guards throughout	1460		0				
Pemberton	Replace defective thermostats (10%)	1460		0				
Pemberton	Evaluation of Elevator @Pemberton	1460		4,300	4,300	4,300	3,400	

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Part II: Supporting Pages								
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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Pemberton	Replace Security Alarm	1460		2,000	2,000	2,000	2,000	
Pemberton	Vacancy Reduction	1460		4,211	4,211	4,211	355	
Pemberton	Replace Atrium Windows	1460		820	820	820		
Pemberton	Replace Sunken Floor and roof replacement	1460		12,278	9,889	9,889	7,475	
Pemberton	Replacement of Sewer lines	1460		4,516	10,995	10,995	4,500	
Pemberton	Replace trash compactor	1460		0	17,070	17,070	17,070	
Pemberton	MIS Software license	1475		0	384	384	384	
Family dev	Seal and stripe parking lot	1450		0				
Family dev	Replacement upgrade	1460		0				
Family dev	Paint railing	1460		0				

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Part I: Summary

PHA Name: Housing Authority of the City of Kansas City	Grant Type and Number Capital Fund Program Grant No: MO16P002501-08 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval: 2008
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Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 6/30/09 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	713,921	713,921	713,921	713,921
3	1408 Management Improvements	599,845	433,120	236,262	230,579
4	1410 Administration (may not exceed 10% of line 21)	356,921	356,921	356,921	356,921
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0	98,286	21,661	21,279
8	1440 Site Acquisition				
9	1450 Site Improvement	134,400	234,920	1,850	1,850
10	1460 Dwelling Structures	940,483	894,657	183,976	124,556
11	1465.1 Dwelling Equipment—Nonexpendable	55,567	55,567	9,332	9,332
12	1470 Non-dwelling Structures	8,000	16,862	8,700	
13	1475 Non-dwelling Equipment	99,000	99,000	573	
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: Housing Authority of the City of Kansas City		Grant Type and Number Capital Fund Program Grant No: MO16P002501-08 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2008 FFY of Grant Approval: 2008	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	661,073	665,956	665,956	665,956
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	2,199,520	2,115,394
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		Date		Signature of Public Housing Director	
				Date	

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⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA 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 FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HAKC	Operations	1406		713,921	0	0	0	
HAKC	Receivership and Admin. Improvements	1408		150,000	0	0	0	
HAKC	Rent for agency office space	1408		153,060	0	0	0	
HAKC	Staff training	1408		61,940	0	0	0	
HAKC	MIS software upgrades	1408		189,845	0	0	0	
HAKC	Resident employment and training	1408		45,000	0	0	0	
HAKC	Maintenance Equipment	1475		4,000	0	0	0	
HAKC	Office equipment	1475		95,000	0	0	0	
HAKC	Debt Service	1501		661,073	0	0	0	
HAKC	Capital Fund Management Fee	1410		356,921	356,921	356,921	356,921	
				-				

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Part II: Supporting Pages								
PHA 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 FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Chouteau Courts	Receivership	1408		0	11,700	11,700	9,249	
Chouteau Courts	Landscaping and tree trimming	1450		6,000	11,471			
Chouteau Courts	Improve parking on the west side of the development	1450		11,000	11,000			
Chouteau Courts	Replace all windows and security screens	1460		96,754	96,754			
Chouteau Courts	Resident Training	1408		-	1,779			
Chouteau Courts	Replace interior stair treads	1460		22,500	22,500			
Chouteau Courts	Retile floors that have loose VCT flooring	1460		14,070	14,070			
Chouteau Courts	Replace metal interior doors with wood	1460		7,150	7,150			
Chouteau Courts	Sewer Replacement	1450		0	25,000			
Chouteau Courts	Security	1475		0	1,000	344		
Chouteau Courts	Operations	1406		0	55,686	55,686	55,686	
Chouteau Courts	Rent	1408		0	3,240	3,240	3,240	
Chouteau Courts	Staff Training	1408		0	2,257	1,132	880	
Chouteau Courts	Software upgrades	1408		0	14,808	2,357	2,357	
Chouteau Courts	Engineering fees	1430		0	14,052			
Chouteau Courts	Non-dwelling equipment	1475		0	7,488			
Chouteau Courts	Debt Service	1501		0	665,956	665,956	665,956	

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Part II: Supporting Pages								
PHA 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 FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
T B Watkins/WM	Plumbing upgrade	1460		12,450	12,450			
T B Watkins/WM	Landscaping and tree trimming	1450		12,000	23,573			
T B Watkins/WM	Protect exposed ground vents	1450		500	500			
T B Watkins/WM	Replacement Appliances	1465		47,667	47,667	9,332	9,332	
T B Watkins/WM	Sand and paint all handrails	1460		48,000	48,000			
T B Watkins/WM	Floor tile is a problem (unlimited Q contract)	1460		12,600	12,600			
T B Watkins/WM	New playground	1450		25,000				
T B Watkins/WM	Security	1475		0	1,000	115		
T B Watkins/WM	Operations	1406		0	117,979	117,979	117,979	
T B Watkins/WM	Receivership	1408		0	24,750	24,750	24,750	
T B Watkins/WM	Rent	1408		0	6,854	6,854	6,854	
T B Watkins/WM	Staff training	1408		0	4,775	2,395	1,862	
T B Watkins/WM	Software upgrades	1408		0	31,324	4,985	4,985	
T B Watkins/WM	Resident training	1408		0	3,763			
T B Watkins /WM	Engineering fees	1430		0	9,158	2,363	2,363	
T B Watkins/WM	Non-dwelling equipment	1475		0	15,840			
T B Watkins/WM	Vacancy reduction	1460		22,000	0			

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Part II: Supporting Pages								
PHA 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 FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Guinotte Manor	Landscaping and tree trimming	1450		6,000	14,978			
Guinotte Manor	Replace Flooring	1460		38,500				
Guinotte Manor	Paint top railing on back decks not included in 1st contract	1460		5,000	5,000	5,000		
Guinotte Manor	Replace or refinish tubs & surrounds 20% @ 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			
Guinotte Manor	Operations	1406		0	91,382	91,382	91,382	
Guinotte Manor	Receivership	1408		0	19,200	19,200	19,200	
Guinotte Manor	Rent	1408		0	5,317	5,317	5,317	
Guinotte Manor	Staff training	1408		0	3,704	1,858	1,444	
Guinotte Manor	Software upgrade	1408		0	24,300	3,868	3,868	
Guinotte Manor	Resident training	1408		0	2,919			
Guinotte Manor	Engineer fees	1430		0	4,630	660	660	
Guinotte Manor	Non-dwelling equipment	1475		0	12,288			

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Part II: Supporting Pages								
PHA 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 FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
West Bluff	Operations	1406		0	11,041			
West Bluff	Landscaping	1450		10,000	14,068			
West Bluff	Floor tile is a problem (unlimited Q contract)	1460		20,000	20,000			
West Bluff	Replace furnace and reconfigure duct work in the management building.	1460		10,572	10,571			
West Bluff	Replace gutters and down spouts 5'	1460		24,325	24,325			
West Bluff	Erosion control and excavation	1450		5,380	5,380			
West Bluff	Replace kitchen counter tops and cabinets 20 units	1460		17,326	17,363			
West Bluff	Replace Hot water tanks 25%	1460		3,667	3,667			
West Bluff	Need 20 sets of appliances	1465		7,900	7,900			
West Bluff	HVAC	1470		0	8,862	8,700		
West Bluff	Receivership	1408		0	8,700	8,700	8,700	
West Bluff	Rent	1408		0	2,409	2,409	2,409	
West Bluff	Staff training	1408		0	1,679	842	654	
West Bluff	Software upgrade	1408		0	11,011	1,752	1,752	
West Bluff	Resident training	1408		0	1,313			
West Bluff	Engineer fees	1430		0	11,041			
West Bluff	Non-dwelling equipment	1475		0	5,568			

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Part II: Supporting Pages								
PHA 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 FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Brush Creek	Operations	1406		56,400	56,400	56,400	56,400	
Brush Creek	Landscaping	1450		3,000	8,541			
Brush Creek	Elevator Modernization	1460		0	188,185	154,937	100,517	
Brush Creek	Receivership	1408		0	11,850	11,850	11,850	
Brush Creek	Rent	1408		0	3,282	3,282	3,282	
Brush Creek	Staff training	1408		0	2,286	1,147	891	
Brush Creek	Software upgrades	1408		0	14,998	2,387	2,387	
Brush Creek	Resident training	1408		0	1,802			
Brush Creek	Engineer fees	1430		0	15,221	14,833	14,833	
Brush Creek	Non-dwelling equipment	1475		0	7,584			
Dunbar Gardens	Install concrete pads for the benches on.	1450		1,200	1,200			
Dunbar Gardens	Remove all tree stumps	1450		1,200	1,200			
Dunbar Gardens	Landscaping	1450		5,000	7,665			
Dunbar Gardens	Fill cracks and seal the parking areas	1450		4,500	4,500			
Dunbar Gardens	Vacancy Reduction	1460		47,500				
Dunbar Gardens	Operations	1406		0	27,129	27,129	27,129	
Dunbar Gardens	Receivership	1408		0	5,700	5,700	5,700	
Dunbar Gardens	Rent	1408		0	1,578	1,578	1,578	
Dunbar Gardens	Staff training	1408		0	1,100	551	429	
Dunbar Gardens	Software upgrades	1408		0	7,214	1,148	1,148	
Dunbar Gardens	Resident training	1408		0	867			
Dunbar Gardens	Engineer fees	1430		0	1,570			
Dunbar Gardens	Non-dwelling equipment	1475		0	3,648			

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Part II: Supporting Pages								
PHA 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 FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Pemberton Heights	Landscaping	1450		4,500	9,410			
Pemberton Heights	Flooring	1460		0				
Pemberton Heights	Re-glaze atrium	1460		28,000	28,000			
Pemberton Heights	Replace Storm door	1460		19,250				
Pemberton Heights	Vacancy Reduction	1460		26,000	17,464			
Pemberton Heights	Replace circulating pump in boiler room	1470		8,000	8,000			
Pemberton Heights	Operations	1406		0	49,974	49,974	49,974	
Pemberton Heights	Receivership	1408		0	10,500	10,500	10,500	
Pemberton Heights	Rent	1408		0	2,908	2,908	2,908	
Pemberton Heights	Staff training	1408		0	2,026	1,016	790	
Pemberton Heights	Software upgrades	1408		0	13,289	2,115	2,115	
Pemberton Heights	Resident training	1408		0	1,596			
Pemberton Heights	Engineer fees	1430		0	4,800			
Pemberton Heights	Non-dwelling equipment	1475		0	6,720			

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Riverview Gardens	Landscaping	1450		6,000	15,469	1,850	1,850	
Riverview Gardens	Kitchen upgrade	1460		0				
Riverview Gardens	Replace kitchen and bathroom fixtures	1460		22,120	22,120			
Riverview Gardens	Change medicine cabinets (deterioration)	1460		43,654	43,654			
Riverview Gardens	Replace siding around downspouts	1460		5,290	5,290			
Riverview Gardens	Vacancy Reduction	1460		40,000	4,540			
Riverview Gardens	Replace circulating pump in boiler room	1470		0				
River View Gardens	Security	1475		0	1,000	114		
Riverview Gardens	Operations	1406		0	96,379	96,379	96,379	
Riverview Gardens	Receivership	1408		0	20,250	20,250	20,250	
Riverview Gardens	Rent	1408		0	5,608	5,608	5,608	
Riverview Gardens	Staff training	1408		0	3,907	1,959	1,523	
Riverview Gardens	Software upgrades	1408		0	25,629	4,079	4,079	
Riverview Gardens	Resident training	1408		0	3,079			
Riverview Gardens	Engineer fees	1430		0	6,100	792	792	
River View Gardens	Non-dwelling equipment	1475		0	12,960			

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Scattered Sites	Landscaping	1450		6,000	23,465			
Scattered Sites	Landscaping @ 5824 Booth	1450		2,000	2,000			
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 (non-routine maintenance)	1450		2,000	2,000			

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

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

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Part II: Supporting Pages								
PHA 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 FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Scattered Sites	Trim/remove trees @ 10004 Hardesty (none- routine maintenance)	1450		1,900	1,900			
Scattered Sites	Trim/remove trees @ 9506 Overhill Rd (none-routine maintenance)	1450		1,900	1,900			
Scattered Sites	Trim/remove trees @ 9508 Overhill Rd (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 111sth	1460		8,900	8,900			
Scattered Sites	Roof replacement @ 8631 NE 111th	1460		8,500	8,500			
Scattered Sites	Roof replacement @ 8675 NE110	1460		9,500	9,500			
Scattered Sites	Replace stone retaining wall @ 918 Cleveland	1460		18,190	24,039	24,039	24,039	
Scattered Sites	Flooring	1460		18,000	18,000			
Scattered Sites	Storm and screen door replacement	1460		5,000				
Scattered Sites	Replace two (2) roofs @ Development	1460		15,040	13,251			

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Part II: Supporting Pages								
PHA 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 FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
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 @ Deployment yearly	1460		3,600	3,600			
Scattered Sites	Replace 10% of appliances @ Development	1460		2,500	2,500			
Scattered Sites	Replace 10% of HVAC units @ 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			

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Part II: Supporting Pages								
PHA 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 FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Scattered Sites	Storm and screen door replacement	1460		4,000	4,000			
Scattered Sites	Replace roof @ 707 W. 89th	1460		11,650	11,650			
Scattered Sites	Rework sewers (drainage) 11216 Greenwood	1460		16,900	16,900			
Scattered Sites	Total Rehab at 2231 E. 67th Street	1460		42,600	27,139			
Scattered Sites	Operations	1406		0	177,766	177,766	177,766	
Scattered Sites	Receivership	1408		0	37,350	37,350	37,350	
Scattered Sites	Rent	1408		0	10,343	10,343	10,343	
Scattered Sites	Staff training	1408		0	7,206	3,614	2,809	
Scattered Sites	Software upgrades	1408		0	47,271	7,518	7,518	
Scattered Sites	Resident training	1408		0	5,679			
Scattered Sites	Engineer fees	1430		0	31,714	3,013	2,631	
Scattered Sites	Non-dwelling equipment	1475		0	23,904			

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² To be completed for the Performance and Evaluation Report.

Part I: Summary	
PHA Name: Housing Authority of Kansas City, Missouri	Grant Type and Number Capital Fund Program Grant No: MO16P002501-09 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval: 2009	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	709,744	709,744	709,744	709,744
3	1408 Management Improvements	519,092	519,092		
4	1410 Administration (may not exceed 10% of line 21)	354,872	354,872	354,872	354,872
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	416,700	416,700		
10	1460 Dwelling Structures	845,204	845,204		
11	1465.1 Dwelling Equipment—Nonexpendable	134,470	134,470		
12	1470 Non-dwelling Structures	5,600	5,600		
13	1475 Non-dwelling Equipment	291,845	291,845		
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name: Housing Authority of Kansas City, Missouri	Grant Type and Number Capital Fund Program Grant No: MO16P002501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	271,197	271,197		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	3,548,724	3,548,724	1,064,616	1,064,616
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	24,000	24,000		
25	Amount of line 20 Related to Energy Conservation Measures	272,524	272,524		
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of Kansas City, Missouri		Grant Type and Number Capital Fund Program Grant No: MOP002501-09 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Chouteau Courts	Operations	1406		0	55,360	55,361	55,361	
Chouteau Courts	Receiver	1408		0	8,192			
Chouteau Courts	Rent	1408		0	11,629			
Chouteau Courts	Staff training	1408		0	1,950			
Chouteau Courts	Resident Training	1408		0	3,510			
Chouteau Courts	MIS Software upgrade	1408		0	15,210			
Chouteau Courts	Chairs and Tables	1475		0	3,282			
Chouteau Courts	Fleet replacement	1475		0	12,147			
Chouteau Courts	Office Equipment	1475		0	7,332			
Chouteau Courts	Erosion control	1450		4,900.00	4,900.00			
Chouteau Courts	Doors and windows	1460		16,000.00	16,000.00			
Chouteau Courts	Plumbing fixtures, lines and water heaters	1460		10,400.00	10,400.00			
Chouteau Courts	Cabinets and counter tops	1460		18,600.00	18,600.00			
Chouteau Courts	Paint, tile and carpet	1460		8,100.00	8,100.00			
Chouteau Courts	Electrical	1460		2,800.00	2,800.00			
Chouteau Courts	HVAC	1460		13,000.00	13,000.00			
Chouteau Courts	Roof and siding	1460		6,000.00	6,000.00			
Chouteau Courts	Contigencies	1502		20,250.00	20,250.00			
T. B. Watkins	Operations	1406		0	117,108	117,108	117,108	
T. B. Watkins	Receiver	1408		0	17,325			
T. B. Watkins	Rent	1408		0	24,600			
T. B. Watkins	Staff training	1408		0	4,125			
T. B. Watkins	Resident Training	1408		0	7,425			
T. B. Watkins	MIS Software upgrade	1408		0	32,175			
T. B. Watkins	Chairs and Tables	1475		0	6,947			
T. B. Watkins	Fleet replacement	1475		0	25,698			
T. B. Watkins	Office Equipment	1475		0	15,510			
T. B. Watkins	Doors and windows	1460		95,024.00	95,024.00			

T. B. Watkins	Plumbing fixtures, lines and water heaters	1460		20,000.00	20,000.00		
T. B. Watkins	Roof and siding	1460		5,500.00	5,500.00		
T. B.. Watkins	HVAC	1460		2,500.00	2,500.00		
T. B. Watkins	Drainage and walk improvements	1450		49,600.00	49,600.00		
T. B. Watkins	Contingencies	1502		53,000.00	53,000.00		
Guinotte Manor	Operations	1406		0	90,847	90,847	90,847
Guinotte Manor	Receiver	1408		0	13,440		
Guinotte Manor	Rent	1408		0	19,084		
Guinotte Manor	Staff training	1408		0	3,200		
Guinotte Manor	Resident Training	1408		0	5,760		
Guinotte Manor	MIS Software upgrade	1408		0	24,960		
Guinotte Manor	Chairs and Tables	1475		0	5,389		
Guinotte Manor	Fleet replacement	1475		0	19,935		
Guinotte Manor	Office equipment	1475		0	12,032		
Guinotte Manor	Erosion control	1450		56,200.00	56,200.00		
Guinotte Manor	Roof & siding	1460		11,200.00	11,200.00		
Guinotte Manor	Contingencies	1502		25,000.00	25,000.00		
West Bluff	Operations	1406		0	41,165	41,165	41,165
West Bluff	Receiver	1408		0	6,090		
West Bluff	Rent	1408		0	8,647		
West Bluff	Staff training	1408		0	1,450		
West Bluff	Resident Training	1408		0	2,610		
West Bluff	MIS Software upgrade	1408		0	11,310		
West Bluff	Chairs and Tables	1475		0	2,442		
West Bluff	Fleet replacement	1475		0	9,033		
West Bluff	Office equipment	1475		0	5,452		
West Bluff	Erosion control	1450		16,600.00	16,600.00		

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

² To be completed for the Performance and Evaluation Report.

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:	Grant Type and Number	Federal FFY of Grant: 2009

Housing Authority of Kansas City, Missouri		Capital Fund Program Grant No: MOP002501-09 CFFP (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 ¹	Funds Obligated ²	Funds Expended ²	
West Bluff	Appliances	1465		19,200.00	19,200.00			
West Bluff	Cabinets and counter tops	1460		8,400.00	8,400.00			
West Bluff	Security	1460		24,400.00	24,400.00			
West Bluff	HVAC	1460		10,600	10,600			
West Bluff	Plumbing fixtures, lines & water heaters	1460		5,300.00	5,300.00			
West Bluff	Special construction	1460		14,300.00	14,300.00			
West Bluff	Contingencies	1502		13,000.00	13,000.00			
Brush Creek	Operations	1406		0	56,070	56,070	56,070	
Brush Creek	Receiver	1408		0	8,295			
Brush Creek	Rent	1408		0	11,778			
Brush Creek	Staff training	1408		0	1,975			
Brush Creek	Resident Training	1408		0	3,555			
Brush Creek	MIS Software upgrade	1408		0	15,405			
Brush Creek	Chairs and Tables	1475		0	3,326			
Brush Creek	Fleet replacement	1475		0	12,304			
Brush Creek	Office equipment	1475		0	7,426			
Brush Creek	Appliances	1465		26,000.00	26,000.00			
Brush Creek	Erosion control	1450		4,700.00	4,700.00			
Brush Creek	Cabinets and counter tops	1460		60,000.00	60,000.00			
Brush Creek	Paint, tile and carpet	1460		4,000.00	4,000.00			
Brush Creek	Appliances	1465		18,270.00	18,270.00			
Brush Creek	Plumbing fixtures, lines and water heaters	1460		10,000.00	10,000.00			
Brush Creek	Contingencies	1502		15,100.00	15,100.00			
Dunbar Gardens	Operations	1406		0	26,970	26,970	26,970	
Dunbar Gardens	Receiver	1408		0	3,990			
Dunbar Gardens	Rent	1408		0	5,665			
Dunbar Gardens	Staff training	1408		0	950			
Dunbar Gardens	Resident Training	1408		0	1,710			
Dunbar Gardens	MIS Software upgrade	1408		0	7,410			
Dunbar Gardens	Chairs and Tables	1475		0	1,600			
Dunbar Gardens	Fleet replacement	1475		0	5,918			
Dunbar Gardens	Office equipment	1475		0	3,572			
Dunbar Gardens	Drive repairs	1450		9,000.00	9,000.00			
Dunbar Gardens	Doors and windows	1460		33,500.00	33,500.00			

Dunbar Gardens	Appliances	1465		12,500.00	12,500.00			
Dunbar Gardens	Special construction	1460		5,900.00	5,900.00			
Dunbar Gardens	Cabinets and counter tops	1460		1,200.00	1,200.00			
Dunbar Gardens	Paint, tile and carpet	1470		600.00	600.00			
Dunbar Gardens	Roof and siding	1460		6,500.00	6,500.00			
Dunbar Gardens	HVAC	1460		16,300.000	16,300.000			
Dunbar Gardens	Contingencies	1502		13,818.00	13,818.00			
Pemberton Heights	Operations	1406		0	49,682	49,682	49,682	
Pemberton Heights	Receiver	1408		0	7,350			
Pemberton Heights	Rent	1408		0	10,436			
Pemberton Heights	Staff training	1408		0	1,750			
Pemberton Heights	Resident Training	1408		0	3,150			
Pemberton Heights	MIS Software upgrade	1408		0	13,650			
Pemberton Heights	Chairs and Tables	1475		0	2,947			
Pemberton Heights	Fleet replacement	1475		0	10,902			
Pemberton Heights	Office equipment	1475		0	6,580			
Pemberton Heights	Electrical	1460		4,000.00	4,000.00			
Pemberton Heights	Erosion control	1450		5,300.00	5,300.00			
Pemberton Heights	Doors and windows	1460		11,600.00	11,600.00			
Pemberton Heights	Appliances	1465		49,100.00	49,100.00			
Pemberton Heights	Paint, tiles and carpet	1460		15,100.00	15,100.00			
Pemberton Heights	Contingencies	1502		26,200.00	26,200.00			
Riverview	Operations	1406		0	95,815	95,815	95,815	
Riverview	Receiver	1408		0	14,175			
Riverview	Rent	1408		0	20,127			
Riverview	Staff training	1408		0	3,375			
Riverview	Resident Training	1408		0	6,075			
Riverview	MIS Software upgrade	1408		0	26,325			
Riverview	Chairs and Tables	1475		0	5,684			
Riverview	Fleet replacement	1475		0	21,026			
Riverview	Office equipment	1475		0	12,690			
Riverview	Street lights, parking lot, erosion control	1450		27,800.00	27,800.00			
Riverview	Appliances	1465		9,400.00	9,400.00			
Riverview	Paint, tile and carpet	1460		93,000.00	93,000.00			
Riverview	Cabinets and counter top	1460		17,400.00	17,400.00			
Riverview	Roof and siding	1460		40,300.00	40,300.00			
Riverview	Additional parking at Family Dev & Learning Ctr.	1450		27,166.00	27,166.00			
Riverview	Finishes at Family Dev & Learning Center	1470		5,000.00	5,000.00			
Riverview	HVAC	1460		24,900.00	24,900.00			
Riverview	Contingencies	1502		41,221.00	41,221.00			
Scattered-Sites North	Operations	1406		0	72,394	72,394	72,394	

Scattered-Sites North	Receiver	1408		0	10,710			
Scattered-Sites North	Rent	1408		0	15,207			
Scattered-Sites North	Staff training	1408		0	2,550			
Scattered-Sites North	Resident Training	1408		0	4,590			
Scattered-Sites North	MIS Software upgrade	1408		0	19,890			
Scattered-Sites North	Chairs and Tables	1475		0	4,294			
Scattered-Sites North	Fleet replacement	1475		0	15,886			
Scattered-Sites North	Office equipment	1475		0	9,588			
Scattered-Sites North	Drive and walk replacement	1450		83,000.00	83,000.00			
Scattered-Sites North	Roof and siding	1460		36,300.00	36,300.00			
Scattered-Sites North	Foundations	1460		34,200.00	34,200.00			
Scattered-Sites North	Decks, stairs and railings	1460		8,000.00	8,000.00			
Scattered-Sites North	Special construction	1460		20,000.00	20,000.00			
Scattered-Sites North	Contingencies	1502		26,357.00	26,358.00			
Scattered-Sites Central	Operations	1406		0	60,328	60,328	60,328	
Scattered-Sites Central	Receiver	1408		0	8,925			
Scattered-Sites Central	Rent	1408		0	12,673			
Scattered-Sites Central	Staff training	1408		0	2,125			
Scattered-Sites Central	Resident Training	1408		0	3,825			
Scattered-Sites Central	MIS Software upgrade	1408		0	16,575			
Scattered-Sites Central	Chairs and Tables	1475		0	3,579			
Scattered-Sites Central	Fleet replacement	1475		0	13,238			
Scattered-Sites Central	Office Equipment	1475		0	7,990			
Scattered-Sites Central	Foundations	1460		55,600.00	55,600.00			
Scattered-Sites Central	Contingencies	1502		21,750.00	21,750.00			
Scattered-Sites Central	HVAC	1460		11,000.00	11,000.00			
Scattered-Sites Central	Walk and drive replacements	1450		49,334.00	49,334.00			
Scattered-Sites Central	Decks, stairs and railings	1460		20,480.00	20,480.00			
Scattered-Sites Central	Special construction	1460		41,300.00	41,300.00			
Scattered-Sites South	Operations	1406		0	44,004	44,004	44,004	
Scattered-Sites South	Receiver	1408		0	6,510			
Scattered-Sites South	Rent	1408		0	9,244			
Scattered-Sites South	Staff training	1408		0	1,550			
Scattered-Sites South	Resident Training	1408		0	2,790			
Scattered-Sites South	MIS Software upgrade	1408		0	12,090			
Scattered-Sites South	Chairs and Tables	1475		0	2,610			
Scattered-Sites South	Fleet replacement	1475		0	9,656			
Scattered-Sites South	Office Equipment	1475		0	5,828			
Scattered-Sites South	Water diversion and landscaping	1450		83,100.00	83,100.00			
Scattered-Sites South	Decks, stairs and railings	1460		2,500.00	2,500.00			
Scattered-Sites South	Contingencies	1502		15,500.00	15,500.00			
PHA – Wide	Operating costs	1406		709,744.00	0			

PHA – wide	Receivership	1408		105,000.00	0			
PHA – wide	Rent for agency office space	1408		149,092.00	0			
PHA – wide	Staff training	1408		25,000.00	0			
PHA – wide	MIS software upgrades	1408		195,000.00	0			
PHA - wide	Resident employment and training	1408		45,000.00	0			
PHA – wide	Capital Fund Management Fee	1410		354,872.00	354,872.00	354,872.00	354,872.00	
PHA – wide	New tables and chairs for all developments	1475		42,100.00	0			
PHA – wide	Maintenance Equipment	1475		4,000.00	0			
PHA – wide	Office equipment	1475		90,000.00	0			
PHA – wide	Replace truck and auto fleet	1475		155,745.00	0			
	Total			3,548,724	3,584,724	1,064,617	1,064,617	

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

² To be completed for the Performance and Evaluation Report.

Part I: Summary	
PHA Name: Housing Authority of Kansas City, Missouri	Grant Type and Number Capital Fund Program Grant No: MO16S002501-09 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval: 2009	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	451,700	451,700	451,700	83,002
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	572,770	739,370	739,370	313,929
8	1440 Site Acquisition	0	298,900	298,900	0
9	1450 Site Improvement	17,500	17,830	17,830	7,500
10	1460 Dwelling Structures	2,559,545	2,523,900	2,523,900	506,818
11	1465.1 Dwelling Equipment—Nonexpendable	437,600	477,415	477,415	2,500
12	1470 Non-dwelling Structures	8,800	8,800	8,800	8,800
13	1475 Non-dwelling Equipment	0			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	470,000	0	0	0

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

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

⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: Housing Authority of Kansas City, MO		Grant Type and Number Capital Fund Program Grant No: MO16S002501-09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:			<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	4,517,915	4,517,915	4,517,915	922,549
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	220,000	8,800	8,800	8,800
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs	3,000	2,500	2,500	2,500
25	Amount of line 20 Related to Energy Conservation Measures	1,633,700	2,847,273	2,847,273	387,937
Signature of Executive Director			Signature of Public Housing Director		Date
Date					

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of Kansas City, MO			Grant Type and Number Capital Fund Program Grant No: MO16S002501-09 CFFP (Yes/ No): no Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HAKC Wide	Capital Fund Program Management fee	1410		451,700	0			
New Development	Administrative fee for development	1410		0	94,000	94,000	28,229	
Chouteau Courts	Capital Fund Program Management fees	1410		0	3,219	3,219	3,125	
Guinotte Manor	Capital Fund Program Management fees	1410		0	6,546	6,546	6,342	
Theron B. Watkins/Wayne Miner	Capital Fund Program Management fees	1410		0	26,112	26,112	9,271	
West Bluff	Capital Fund Program Management fees	1410		0	64,601	64,601	1,593	
Brush Creek Towers	Capital Fund Program Management fees	1410		0	60,845	60,845	1,353	
Dunbar Gardens	Capital Fund Program Management fees	1410		0	19,423	19,423	1,127	
Pemberton Heights	Capital Fund Program Management fees	1410		0	106,523	106,523	0	
River View Gardens	Capital Fund Program Management fees	1410		0	11,017	11,017	1,233	
Scattered Sites North	Capital Fund Program Management fees	1410		0	33,302	33,302	28,246	
Scattered Sites Central	Capital Fund Program Management fees	1410		0	16,454	16,454	1,093	
Scattered Sites South	Capital Fund Program Management fees	1410		0	9,658	9,658	1,388	
West Bluff	Engineer at roofs for valleys	1430		19,500	19,500	19,500	14,337	
Dunbar Gardens	Engineer for Catwalks	1430		21,250	21,250	21,250	11,408	
Pemberton Heights	Engineer for fan coils or heat pumps	1430		30,770	30,770	30,770	0	
Pemberton Heights	Engineer for new roof	1430		4,800	4,800	4,800	4,800	
Brush Creek	Engineer/hot water system replacement	1430		26,450	21,950	21,950	15,677	
New Development	Beacon Park professional fees	1430		470,000	641,100	641,100	267,705	
New Development	Beacon Park Site Acquisition	1440		0	298,900	298,900	0	
Chouteau Courts	Street light and island removal	1450		7,500	7,500	7,500	7,500	
Chouteau Courts	Erosion Control	1450		10,000	10,330	10,330	0	
Chouteau Courts	Energy saving weather stripping	1460		2,000	1,500	1,500	1,500	
Guinotte Manor	Gutter Guard replacement	1460		11,093	11,093	11,093	11,093	
Guinotte Manor	Porch repair and fascia repair	1460		46,000	46,000	46,000	46,000	

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Housing Authority of Kansas City, MO			Grant Type and Number Capital Fund Program Grant No: MO16S002501-09 CFFP (Yes/ No): no Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
West Bluff	Exterior doors and locks	1460		230,000	230,000	230,000	0	
Riverview Gardens	Exterior painting	1460		85,000	85,000	85,000	0	
Riverview Gardens	Gutter Guard installation	1460		11,094	11,094	11,094	11,094	
Watkins/Wayne Miner	Roofs	1460		130,990	107,300	107,300	20,300	
Watkins/Wayne Miner	Gutter Guard installation	1460		33,281	33,281	33,281	15,137	
Watkins/Wayne Miner	Deck replacement	1460		48,000	48,000	48,000	48,000	
Watkins/Wayne Miner	Replacement hot water tanks	1460		39,480	39,480	39,480	6,204	
West Bluff	Non-flat roof replacement & new gutters	1460		315,000	315,000	315,000		
Brush Creek	Defective door replacement	1460		8,000	8,000	8,000		
Brush Creek	New locking system for apartment doors	1460		24,126	24,126	24,126		
Dunbar Gardens	Cat walk/balcony repairs/reconstruction	1460		150,000	148,321	148,321		
North Scattered Sites	Paint units	1460		82,518	82,518	82,518	38,218	
North Scattered Sites	Roof replacement	1460		208,230	208,230	208,230	207,513	

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Housing Authority of Kansas City, MO			Grant Type and Number Capital Fund Program Grant No: MO16S002501-09 CFFP (Yes/ No): no Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Central Scattered Sites	Roof repairs	1460		22,409	22,409	22,409	22,144	
Central Scattered Sites	Unit(s) rehabilitation	1460		106,612	121,450	121,450	20,167	
South Scattered Sites	Foundation repairs	1460		9,403	9,403	9,403	7,523	
South Scattered Sites	Roof repairs	1460		60,684	60,684	60,684	39,434	
South Scattered Sites	Unit(s) rehabilitation	1460		78,470	0	0	0	
South Scattered Sites	Paint exteriors and seal decks	1460		14,428	14,428	14,428	12,490	
Pemberton Heights	Roof replacement	1460		246,512	220,000	220,000	0	
Pemberton Heights	Fan Coil replacement	1460		596,215	676,583	676,583	0	
Brush Creek	Hot water system replacement	1465		435,100	474,915	474,915	0	
Brush Creek	Security camera replacement	1465		2,500	2,500	2,500	2,500	
Chouteau Courts	ADA compliant entry to admin. bldg	1470		8,800	8,800	8,800	8,800	
New Development	Development costs	1499		470,000	0	0	0	

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

² To be completed for the Performance and Evaluation Report.

**PHA Certifications of Compliance
with PHA Plans and Related
Regulations**

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

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 01/01/2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

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

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

Housing Authority of Kansas City, MO
PHA Name

MO002
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010 - 2014

Annual PHA Plan for Fiscal Years 2010 - 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
<u>Alice Kitchen</u>	<u>Acting Chairman</u>
Signature	Date
<u>Alice Kitchen</u>	<u>10/14/2009</u>

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

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.)

All public Housing Developments

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 Lowndes

Title

Executive Director

Signature

x *Edwin Lowndes*

Date

10/15/2009

DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB
0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance		2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 5			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:		
6. Federal Department/Agency: HUD			7. Federal Program Name/Description: CFDA Number, if applicable: _____		
8. Federal Action Number, if known:			9. Award Amount, if known: \$		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the 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> Print Name: <u>Edwin Lowndes</u> Title: <u>Executive Director</u> Telephone No.: <u>816 968 4107</u> Date: <u>10/15/2009</u>		
Federal Use Only:			Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)		

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

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

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

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

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

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

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

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

Name of Authorized Official

Edwin Lowndes

Title

Executive Director

Signature



Date (mm/dd/yyyy)

10/15/2009

Previous edition is obsolete

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

Civil Rights Certification

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

Civil Rights Certification

Annual Certification and Board Resolution

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 Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

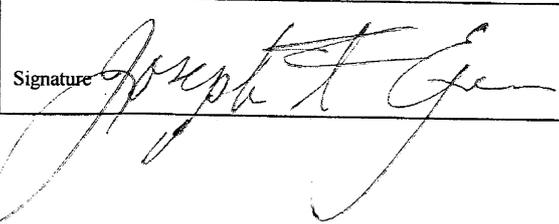
The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Housing Authority of Kansas City, Mo

MO002

PHA Name

PHA Number/HA Code

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
Signature 	Date 11/5/09

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 18, 2009

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

Re: HAKC Five-Year and Annual Plans

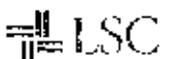
Dear Mr. Lowndes:

The following are the comments of the Public Housing Resident Council and Resident Advisory Board (hereinafter referred to as the RAB) on the proposed Five-Year and Annual Plans.

1. On page 1 of 9 in the narrative, in section 6.0, there is a typographical error in the second line. The word "updates" should be changed to "updated".

2. On page 5 of the narrative, section 7.0 indicates that a developer is proposing to build a 40 to 45 unit LIHTC town home development on the vacant land in Blocks 2 and 3 of Wayne Miner. The RAB has two comments regarding this development. First, any LIHTC developments should include public housing units. Secondly, if a developer is building an LIHTC housing complex, it should not be placed in an area that is already racially and economically impacted. Rather, the development should be located in an area that is not impacted.

3. On page 6 of 9 in the narrative, at the top of the page, there is a discussion about Maple Corners. The Plan calls for a 40 public housing unit senior development in the event that HAKC is able to receive stimulus funding for such a project. The RAB requests that a market study be conducted by HAKC to determine whether there is a need for elderly public housing or whether the need is greater for family public housing units at that development. During a



discussion that the PHRC had with you and Jeff Lines last month, there was a reference to the neighborhood organization which includes Maple Corners and its opposition to public housing units in their neighborhood. This should not be a justification for avoiding the placement of family public housing units at the proposed development. In the event that HAKC does not receive stimulus funds for a 40 public housing unit development, the RAB requests that any development on that site include the placement of public housing units.

4. On page 6 of 9 of the narrative, under section 7.0, the next to the last sentence has the word "intend". That word should be changed to "intent".

5. On page 8 of 9, under paragraph 10.0(c), there is a statement that HAKC plans to investigate the feasibility of being designated a Moving to Work Agency. The RAB strongly objects 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 HAKC were to submit an application to HUD to be designated as a Moving to Work Agency, the RAB would again object to such a designation.

6. In the next section labeled Form HUD 50075.1, regarding the Original Annual Statement for FFY 2010 Capital Fund Program Grant, page 3 of 11 references Chouteau Courts. One line item lists the cost for MIS software maintenance as \$75,101. Why is this cost so great and is it necessary? The RAB requests that more funds be used towards security measures such as window locks and bars, off-duty police patrols and other security measures rather than on other items for Chouteau Courts.

7. On page 3 of 11, under Guinotte Manor, the RAB would like to know why only \$2,500 will be spent on pavement/concrete. Most of the porches at Guinotte Manor have cracks in them. It does not make sense to spend \$11,000 on beautification/landscape and only \$2,500 on pavement/concrete. The RAB wants more emphasis on repairing the cracked concrete.

8. On page 4 of 11, under Guinotte Manor, only \$1,500 is allotted for door replacement and \$1,000 for floor replacement. These seem to be very low amounts in view of the fact that many doors at Guinotte Manor need replacement as do the floors. The figures for the replacement of doors and floors at Guinotte Manor continue to be very low throughout the Five-Year Plan. The RAB requests that more funds be used for the floor and door replacement.

Additionally, it does not appear from the plan that funds will be used to make certain units more handicap accessible. Even in the handicap accessible units, the doors need to be widened and other repairs should be made in order to make the units truly handicap-accessible. The RAB requests that more funds be used to make certain units handicap accessible.

9. On page 23 of 24, regarding Pemberton Heights, the line item entitled "Landscaping and tree trimming" is crossed out. There are still several trees at Pemberton Heights that need trimming.

In the same section, the entry entitled "Replace all closet doors with cabinet or bifold doors 20%/yr" is crossed out. The replacement of closet doors is very much needed and the RAB requests that this item be placed back in the Plan.

In the same section, the entry entitled "Replace old cameras" is crossed out. Pemberton Heights needs the replacement of all of its security cameras.

In the same section, the entry entitled "Replace defective thermostats (10%)" is also crossed out. Thermostats need to be replaced at the development.

On page 24 of 24 regarding Pemberton Heights, please describe the work that is intended by the entry "Replace sunken floor and roof replacement"?

Finally, all the intercom buzzers at Pemberton Heights do not work. Is the replacement of these buzzers provided for in any of the line items and if not, why not?

10. On page 11 of 24, regarding West Bluff, the line item entitled "Refinish 20 wood floor and retile all remaining over five years" only has the cost listed at \$2,339. All of the wood floors (that have not yet been

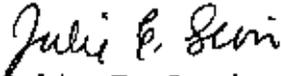
Mr. Edwin Lowndes
September 18, 2009
Page 4

refinished) at West Bluff need refinishing and the tiling needs to be replaced at each development. The cost listed in the Five-Year Plan does not seem sufficient for the work that needs to be done.

11. At Theron B. Watkins, there does not seem to be any provision in the Plan for improving security. In particular, the RAB would like decorative security bars to be placed on the windows. The RAB would also like HAKC to educate the Theron B. Watkins residents on how to operate the new security windows.

This completes the PHRC's (RAB's) comments to HAKC's Five-Year and Annual Plan for 2010 to 2014. Thank you for the opportunity to submit comments.

Sincerely,


Julie E. Levin
Managing Attorney

JEL/kr

cc: Jeffrey Lines
HAKC Board of Commissioners
Public Housing Resident Council

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

LEGAL AID OF 
WESTERN MISSOURI
www.lawmo.org

September 24, 2009

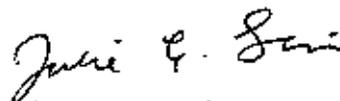
Mr. Edwin Lowndes
Executive Director
Housing Authority of Kansas City, Missouri
301 E. Armour Boulevard
Kansas City, Missouri 64111

Re: Supplement to September 18, 2009,
Comments to HAKC Five-Year and Annual Plans

Dear Mr. Lowndes:

The Public Housing Resident Council and Resident Advisory Board (hereinafter referred to as "RAB") would like to supplement its September 18, 2009, comments on HAKC's Five-Year and Annual Plans. Enclosed are comments from the West Bluff Tenant Association regarding specific improvements needed at West Bluff. Please include these comments in your submission to HUD of the HAKC Five-Year and Annual Plans. Thank you for your attention to this matter.

Sincerely,



Julie E. Levin
Managing Attorney

JEL/kr
Enclosure
cc: HAKC Board of Commissioners
Jeffrey Lines
Public Housing Resident Council



West Bluff Capital Improvement Funds Concerns

On September 18, 2009 West Bluff held its Residents meeting. Eleven residents attended. We discussed the plan page by page pertaining to West Bluff. The residents expressed great concern for many issues. Many were consistent with their original request from the original capital improvement meeting.

The major concerns of the residents were for the interior of the units. They did not agree with the amount being spent on beautification and landscaping. That seemed like a wasteful and unproductive item to spend so much on versus the plumbing, door replacement, roof repair, exhaust and mold control. Many of the units have water damage and mold due to plumbing problems and the lack of exhaust in our kitchens and bathrooms. Residents expressed mutual concern for rotted floors, deteriorating cabinets and bubbling, leaking and stained ceilings. In some bathrooms the floor has more missing tiles than adhered tiles. Unit 1212 resident does not allow her teenage daughter to take a bath or a lengthy shower for fear the bath tub will eventually fall through the floor into her kitchen. Her bathroom floor is so weak, the ceiling in the kitchen is bowing under the weight of her tub. Unit 1410 has rain coming into the bedrooms. Unit 1412 has mold. Unit 1408 the bathroom floor is rotted. Unit 1418 the floor and the walls have come to a crumbly state, and some walls have mold. Unit 1230 has mold in the kitchen and bathroom, stinking damaged cabinets, leaking toilet, rotted bathroom floor and damage in the utility closet ceiling from the bathroom.

These units all expressed that the work orders on these problems were placed, but the response was inadequate. We will not accept Kilz spray as a band aid any more. We will also not accept the poor quality work that we have been receiving on these problems. The leaks need to be permanently repaired. The floors and ceilings replaced. Roofs fixed, and mold killed. As well as Proper exhaust and corrected plumbing installed.

August 19, 2009 we had a weatherization class. The teacher discussed how important it is to have an exhaust fan over gas stoves. The need as he stated was because the chemical reaction that natural gas has when burned makes moisture. When it's not exhausted it can cause unhealthy molding. Yet none of our apartments have exhaust and it's not feasible to leave the window opened all the time.

That class also shined a light on how inadequately our units are insulated. He gave us wonderful suggestions if we were home owners. But since we are not, we thought the capital improvement fund would be our best bet. We want storm doors on all our units to block some of the breezes we feel from our doors. We would like a plenty of insulation to be added in our units. When the heater stops blowing in the units the cold from the outside can be felt immediately was a unanimous complaint. This is a waste of energy and money. If it is freezing outside in some units our floors will literally and visibly freeze.

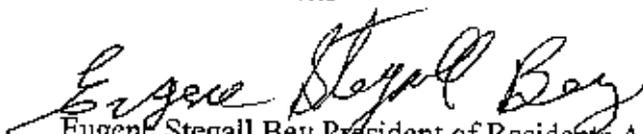
We as a community care about our quality of housing. The capital improvement plan sparked a great conversation with many wonderful suggestions to improve that quality. The suggestions include: Storage areas similar to the ones at River View or Guinotte to be added to West Bluff, door bell, black screens on the units, vanities in

bathrooms, rails on studio apartment roofs, and lighting fixtures that allowed residents to replace their own bulbs.

The residents as a whole expressed their dedication to their homes, and the importance of it to their families. These suggestions and request are very important to more than just the upkeep of the development. West Bluff is a place to call home, a place to relax, and place to rejuvenate, and a place to raise our children. To live in a comfortable, healthy, efficient, and presentable home gives us pride in ourselves and our community.

Thank you for your consideration,

West Bluff Residents


Eugene Stegall Bey President of Residents Association


Kanisha Tillman Vice President of Residents Association



**Housing Authority of
Kansas City, Missouri**

October 6, 2009

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

Re: Annual Plan Fiscal Year 2010; Five Year Plan 2010-2014

Dear Ms. Levin:

We have received the comments from the Resident Advisory Board (RAB) regarding the Housing Authority of Kansas City's Annual Plan and Five Year Plan for Fiscal Years 2010-2014. Below are our responses to their questions and comments.

1. Form 50075, PHA 5-Year and Annual Plan, page 1 of 9, Section 6. The term "updates" has been changed to "updated."
2. Form 50075, PHA 5-Year and Annual Plan, page 5 of 9, Section 7 relating to the disposition of a parcel of vacant land at the Wayne Miner site. The RAB first suggests that any Low Income Housing Tax Credit (LIHTC) projects should include public housing units. Second, the RAB suggests that LIHTC projects should not be placed in an area that is racially or economically impacted.

This Section relates to our plans to develop the vacant land at the Wayne Miner site. We believe that the best use of most of the vacant land is for additional affordable housing. When we considered the location, the marketability of the entire neighborhood, the need for affordable housing in Kansas City and the availability of financing, we determined that the only housing that we could feasibility develop would be housing supported by LIHTC financing. While this requires a restriction that the housing be affordable, available to families making 60% of the area median income this does not necessarily mean that the housing will negatively impact the neighborhood. The area median income for Kansas City for 2009, as determined by HUD is \$70,400. The income limit for a family of four would be \$42,240 per year. Furthermore, this is an opportunity to continue the revitalization of the neighborhood by making more housing available.

With respect to the suggestion that any LIHTC developments include public housing units, the HAKC will consider proposals from developers that may include public housing. However, other than new public housing being constructed using stimulus funds and new public housing that is replacing current public housing units, HAKC is not able to construct and fund additional public housing units. Thus, it would not be practical to require all LIHTC developments to include public housing units.

The RAB's comments are noted. However, this Section will not be changed.

3. Form 50075, PHA 5-Year and Annual Plan, page 6 of 9, Section 7 relating to the disposition of a parcel of vacant land at the Maple Corners site. The RAB suggests that HAKC obtain a market study to ensure there is a market for senior housing. Secondly, the RAB suggest that if HAKC does not receive the stimulus funds, development of the site should include public housing units.

Subsequent to receipt of the RAB's comments, the HAKC has learned that it will not receive stimulus funds for the development of the Maple Corners site. Instead, HAKC will seek a developer to develop affordable housing at the site. The Plan will be amended to reflect this change.

With respect to the suggestion that the development include public housing units, the HAKC will consider proposals from developers that may include public housing. However, other than new public housing being constructed using stimulus funds and new public housing that is replacing current public housing units, HAKC is not able to construct and fund additional public housing units. Thus, it would not be practical to require the development to include public housing units.

The suggestion that Maple Corners include public housing units will not be included in the amended section of the Plan.

4. Form 50075, PHA 5-Year and Annual Plan, page 6 of 9, Section 7, under the heading Project-Based Vouchers. The term "intend" has been changed to "intent."

5. Form 50075, PHA 5-Year and Annual Plan, page 8 of 9, Section 10.0(c). The RAB commented on HAKC intent to investigate the feasibility of being designated a Moving-to-Work agency. The RAB objects to the designation.

The comments of the RAB are noted. HAKC intends to investigate the feasibility of an MTW designation. A significant part of that investigation will include working with residents and well as obtaining input from the RAB, the PHRC, voucher holders and the general public through a notice and comment period.

6. Form 50075.1, the 2010 Capital Fund Program (CFP) statement; page 3 of 11. The RAB inquired about the cost identified for MIS software maintenance. The RAB also requested additional security measures such as window locks and off-duty police patrols.

It should be noted that this form is the application for funding we anticipate will be available through the 2010 CFP. Projects and improvements are also funded through other CFP year's funding. Furthermore, some projects are funded throughout the five-year plan based upon the need and availability of funds.

These costs are an allocation of the total costs incurred by HAKC for these expenses. Under asset management and budgeting, the costs are allocated to the developments. However, the amount shown for Chouteau Court reflected a typographical error. The amount is \$15,101 instead of \$75,101. The Plan is amended to reflect this change.

Window locks are replaced and repaired using operational maintenance funding and are not included in the Capital fund budget. HAKC will investigate whether the other security measures, such as off-duty police patrols can be implemented; however, HAKC intends to use the capital fund for physical improvements except when necessary and permitted for operational expenses.

7. Form 50075.1, the 2010 Capital Fund Program (CFP) statement; page 3 of 11. The RAB commented that the amount shown for pavement & concrete work at Guinotte Manor was insufficient and that the amount for landscaping was excessive.

It should be noted that this form is the application for funding we anticipate will be available through the 2010 CFP. Projects and improvements are also funded through other CFP year's funding. Furthermore, some projects are funded throughout the five-year plan based upon the need and availability of funds.

The line item identified as pavement and concrete relates to work need to repair sidewalks and similar areas that require concrete. Cracks in the porches will be addressed through routine maintenance.

The line item identified as landscaping includes erosion control measures.

8. Form 50075.1, the 2010 CFP statement; page 3 of 11. The RAB requested that more funds be allocated for door and floor replacements at Guinotte Manor.

It should be noted that this form is the application for funding we anticipate will be available through the 2010 CFP. Projects and improvements are also funded through other CFP year's funding. Furthermore, some projects are funded throughout the five-year plan based upon the need and availability of funds. Funds for door and floors are included in the 2010, 2011, 2012, 2013 and 2014 funding cycles.

The RAB also noted that there was no funding currently shown for making certain units at Guinotte Manor more handicapped accessible.

The handicapped accessible units at Guinotte Manor comply with accessibility requirements. Repairs that may be needed or accommodations for specific families will be performed on a case-by-case basis as the need arises.

9. Form 50075.1, the 2007 CFP Performance Report statement; page 23 of 24. The RAB noted that line items relating to landscaping, closet doors, cameras and thermostats had been crossed out. This specific report is required by HUD to show how funds are actually spent in the 2007 CFP grant. These items were originally in the 2007 CFP budget; but because these items were not funded by the 2007 CFP grant the line items must be shown as lined out. The items are included in subsequent CFP grant budgets.

The line relating to "Replace sunken floor and roof replacement" is the original description of the project. The actual project involved work to repair the floor in the community room. The roof replacement was moved to a subsequent CFP grant budget. The floor work has been completed.

The buzzer system at the main door will be repaired using operations funds not CFP grant funds.

10. Form 50075.1, the 2007 CFP Performance Report statement; page 23 of 24. The RAB inquired about the funds in the 2007 CFP grant for floors at West Bluff. This Performance Report is for items that are being funded by the 2007 CFP grant. Funding for the work on the floors at West Bluff is also included in the subsequent CFP grants. The amount budgeted in each year is based upon estimates of the amount of work that will occur using those funds. The estimates are based upon bids received for similar work.

11. The RAB inquired about security measures at Theron B. Watkins, specifically decorative bars for the windows. Such items were not requested during the resident meetings held at Theron B. Watkins to discuss the capital plans for the development. Thus, they were not included in the Plan. Furthermore, decorative bars actually detract from the desirability of an apartment complex. Therefore, we do not intend to add decorative bars to the windows at Theron B. Watkins.

12. Supplemental comments were provided by the RAB specifically related to West Bluff. Below are our responses to those comments.

The concerns raised in the memo from the West Bluff resident representatives have been reviewed and the specific units identified in the memo have been inspected. Many of the concerns are not capital improvements and will be addressed through maintenance. These specific issues will be addressed in a separate letter.

Door replacement at West Bluff is included in the 2010 CFP budget. Exterior walls, including insulation is now included in the 2010 CFP and the five-year plan. The requests for storage areas, exhaust fans over the stoves, door bells, vanities in bathrooms, rails on roofs, new light fixtures and different screens for the windows have not been added to the CFP budgets.

I appreciate the participation of the Resident Advisory Board and its comments in the development of the 2010-2014 Five Year Plan and Annual Plan. Thank you for your assistance.

Sincerely,

Edwin T. Lowndes
Executive Director