

1.0	PHA Information PHA Name: <u>Housing Authority of the City of Independence</u> PHA Code: <u>MO017</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>4/1/2010</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>525</u> Number of HCV units: <u>1,647</u>																										
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width:35%;">Participating PHAs</th> <th rowspan="2" style="width:10%;">PHA Code</th> <th rowspan="2" style="width:25%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width:20%;">Programs Not in the Consortia</th> <th colspan="2" style="width:10%;">No. of Units in Each Program</th> </tr> <tr> <th style="width:5%;">PH</th> <th style="width:5%;">HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
Participating PHAs	PHA Code					Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program																			
		PH	HCV																								
PHA 1:																											
PHA 2:																											
PHA 3:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The Housing Authority is dedicated to providing our community with quality affordable housing that is decent, well maintained, and free from drugs and violent crime. We strive to make the best use of all available resources so that our residents may live in an environment that is clean, well maintained, and attractive. Our goal is to manage our public housing units in a manner that is consistent with good, financially sound property management practices. We are committed to providing our residents with as many opportunities as possible to become economically self-sufficient. We shall do all of these things while serving our residents and neighboring citizens with the highest degree of professional courtesy, empathy, and respect.																										
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. Goal 1. To increase the availability of decent, safe, and affordable housing in our community. Goal 2. To improve the quality of life and economic vitality of lower-income families in our community. Goal 3. To promote the self-sufficiency and asset development of lower-income families and individuals in our community, including supporting home-buyer programs for responsible recipient families. Goal 4. To ensure equal opportunity to decent, safe, affordable housing for all responsible residents of our community. Goal 5. To improve living conditions for lower-income families while maintaining their basic housing costs at affordable levels. Goal 6. To operate a socially and financially sound public housing agency that provides decent, safe, and sanitary housing within a drug free, suitable living environment for tenants and their families. Goal 7. To lawfully deny the admission of applicants, or the continued occupancy of residents, whose habits and practices reasonably may be expected to adversely affect the health, safety, comfort, or welfare of other residents or the physical environment of the neighborhood, or create a danger to housing authority employees. Goal 8. To ensure compliance with Title VI of the Civil Rights Act of 1964 and all applicable Federal laws and regulations.																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Generally speaking, the PHA Plan elements remain the same as in 2009, with the exception of the Capital Fund portion of the Plan, including a new 5-Year Capital Plan. This Plan also adds the element of utilization of the Capital Fund Financing Program (see section 8.3). (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Pleasant Heights Property Manager's Office, 210 S. Pleasant, Independence, MO 64050 HAI Central Office, 210 S. Pleasant, Independence, MO 64050 Director of Public Housing's Office, 330 N. Hocker, Independence, MO 64050 Hocker Heights Property Manager's Office, 401 Hocker Terrace, Independence, MO 64050 Southview Manner Property Manager's Office, 2600 Hub Drive, Independence, MO 64055 The PHA's website : www.independenceha.org																										

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p><i>The HA may submit a demolition plan to HUD to tear down up to 4 Hocker Heights dwelling units as part of the CFFP modernization project proposed for 2010. This decision will be made after completion of the Physical Needs Assessment (PNA) planned early in 2010. If a demolition plan is submitted to HUD, the PHA will request HUD approval to transfer future subsidies applicable to the lost public housing units to the Section 8 voucher program.</i></p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p><i>The forms HUD-50075.1 performance reports for CFP grant years 2007, 2008 and 2009, the 2009 CFRG and the proposed FFY 2010 CFP budget are attached to this Plan document.</i></p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p><i>The CFP Five-Year Action Plan (form HUD-50075.2) covering fiscal the years beginning 4/1/2010 and ending 3/31/2015 is attached to this Plan document.</i></p>
8.3	<p>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.</p> <p>The Housing Authority intends to utilize the CFFP to borrow approximately \$1.5 Million for the purposes of completing modernization of the site and dwelling units at Hocker Heights. Prior to the proposed borrowing, the HA will have completed modernization of 141 of the 138 dwelling units in that complex, leaving just 24 units needing major renovations. An Request for Proposals (RFP) was issued in the fall of 2009 seeking a lender for these purposes and Fannie Mae was the only responder. In conjunction with the financing process, the HA will be contracting for the required physical needs assessment (PNA) and HUD approval of the financing arrangement during 2010, with the goal of having the project completed by the end of 2011. <i>The HA is including debt service as an expense line item in the FY 2010 Capital Fund Program budget and beyond.</i></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.

(Note: Rather than insert several pages of statistics and maps here, the Housing Authority is attaching the City of Independence' 2009-10 CDBG & Home Action Plan at the end of this document. Statistical analysis of the population begins on page 11 of the Action Plan.)

The Housing Authority currently has 960 families on the Public Housing waiting list and 398 families on the Section 8 Voucher waiting list. The Public Housing waiting list was closed in December 2009 to all but elderly and/or disabled families, due to the length of wait for housing of two years or more. Over 85% (819) of the families on the Public Housing waiting list do not qualify as either elderly or disabled families for selection purposes. The Section 8 waiting list has been closed for nearly three years and will remain closed for approximately 6 months of 2010 due to the length of wait for assistance. The agency will temporarily open the Section 8 waiting list for 5 calendar days in either June or July of this year. We estimate that we will receive over 3,000 applications during that period. We took in 2,800 applications during 5 days in mid-2007 and 398 of those families have waited 952 days and counting for assistance.

Following are the current waiting list statistics:

Race	Section 8 Voucher		Public Housing	
Black/African American	251	63.07%	356	37.08%
Not Assigned	1	.25%	10	1.04%
Asian	2	.50%	9	.94%
White	121	30.40%	550	57.29%
Native Hawaiian/Other Pacific Islander	2	.50%	5	.52%
American Indian/Alaska native	21	5.28%	30	3.13%
Total	398		960	

Ethnicity

Hispanic or Latino	5	1.26%	46	4.79%
Not Assigned	1	.25%	10	1.04%
Not Hispanic or Latino	392	98.49%	904	94.17%
Total	398		960	

Family Composition

Single (not elderly or disabled)	19	4.77%	183	19.06%
Family (not elderly or disabled)	291	73.12%	591	61.56%
Disabled (but not elderly)	80	20.10%	169	17.60%
Elderly (age 62+ head of household)	8	2.01%	17	1.77%
Total	398		960	

Income Qualifications

Low Income	7	1.76%	14	1.46%
Very Low Income	58	14.57%	73	7.60%
Extremely Low Income	333	83.67%	873	90.94%
Total	398		960	

Average Gross Income/Year \$11,901.33 \$7,398.28

9.0

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.**

The PHA will make its best efforts to address current housing needs as follows:

9.1

- **Maximize occupancy of the Public Housing dwelling units by responsible families.**
- **Enforce screening and eviction policies to ensure that only responsible families receive assistance.**
- **Maintain the Public Housing inventory in decent, safe condition, and determine the long-term viability of current stock.**
- **Maximize utilization of Section 8 housing assistance funding and assist as many families as possible with that funding by holding down per family assistance costs.**
- **Work with industry organizations and Congress toward increasing housing assistance funding in order to help more families.**
- **Work with the City of Independence and other affordable housing groups to increase the availability of such housing locally.**
- **Seek out new funding avenues in order to directly preserve existing housing and increase affordable housing inventory.**

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

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

The PHA has improved Public Housing occupancy to over 95% and on average maintains that level on a monthly basis. The PHA also works diligently to maximize utilization of the Section 8 voucher housing assistance funding provided annually by Congress, which is most recently sufficient to assist approximately 91% of the 1,647 base line vouchers the agency is supposed to be able to assist. The PHA continues to support home-buyer opportunities for program recipients. To date 10 of the agency's voucher holders are using their housing assistance to purchase homes.

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

Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

10.0

a. Substantial Deviation from the 5-Year Plan

Substantial deviations from the 5-year plan are defined as discretionary changes (changes not required by rule, regulation or emergency) to agency goals, objectives, operating policies or capital improvement plans that fundamentally change the scope and intent of the plan and require formal approval of the Housing Authority Board of Commissioners.

Actions such as changes to rent or admissions policies, organization of waiting lists, additions of non-emergency capital improvement work items (items not included in the current 5-year Capital Improvement Plan) exceeding 10% of the grant amount, changes in the use of Capital Fund replacement reserve funds, additions of new activities not included in the current PHDEP Plan and any change with regard to demolition, disposition or designation of the agency's public housing stock, homeownership programs or conversion activities shall be considered substantial deviations from the 5-year Plan. Movement of approved Capital Fund work items between grant years within the term of the 5-year Plan shall not be considered substantial deviations from the Plan.

b. Significant Amendment or Modification to the Annual Plan

Significant amendment or modification of the Annual Plan shall be defined as discretionary changes (changes not required by rule, regulation or emergency) to agency goals, objectives, operating policies or capital improvement plans that fundamentally change the scope and intent of the plan and require formal approval of the Housing Authority Board of Commissioners.

1. Actions such as changes to rent or admissions policies, organization of waiting lists, additions of non-emergency capital improvement work items (items not included in the current 5-year Capital Improvement Plan) exceeding 10% of the grant amount, changes in the use of Capital Fund replacement reserve funds, additions of new activities not included in the current PHDEP Plan and any change with regard to demolition, disposition or designation of the agency's public housing stock, homeownership programs or conversion activities shall be considered significant amendments or modifications of the Annual Plan. Movement of approved Capital Fund work items between grant years within the term of the 5-year Plan shall not be considered significant amendments or modifications of the Annual Plan.

11.0

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

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

CAPITAL FUND ANNUAL STATEMENTS, THE FIVE-YEAR CAPITAL IMPROVEMENT PLAN AND THE CITY'S 2009-2010 CDBG/HOME ACTION PLAN FOLLOW THIS PAGE.

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

PHA Name: The Housing Authority of the City of Independence, MO	Grant Type and Number Capital Fund Program Grant No: MO16P01750108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
--	---	--

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
(revision no: 2)
 Performance and Evaluation Report for Period Ending: 12/31/2009 Final Performance and
Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	75,531		75,531.00	75,531.00
3	1408 Management Improvements	10,000		7,148.71	7,148.71
4	1410 Administration	75,531		75,531.00	53,501.09
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	42,000		42,000	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	125,000		28,212.00	28,212.00
10	1460 Dwelling Structures	398,494		240,606.93	240,606.93
11	1465.1 Dwelling Equipment— Nonexpendable	12,000		12,000.00	12,000.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	16,756		16,755.50	16,755.50
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	755,312		497,785.64	433,755.23
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	125,000		28,212.00	28,212.00
26	Amount of line 21 Related to Energy				

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

PHA Name: The Housing Authority of the City of Independence, MO	Grant Type and Number Capital Fund Program Grant No: MO16P01750108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
--	---	--

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement
 (revision no: 2)
 Performance and Evaluation Report for Period Ending: 12/31/2009
 Final Performance and
 Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Conservation Measures				

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

PHA Name: Housing Authority of the City of Independence, MO		Grant Type and Number Capital Fund Program Grant No: MO16P01750108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-wide	Operations	1406		75,531		75,531	75,531	
PHA-wide	Management Improvements	1408						
	Staff training			5,000		7,148.71	7,148.71	
	Computer software			5,000		0	0	
	Subtotal	1408		10,000		7,148.71	7,148.71	
PHA-wide	Administration	1410						
	Management Fees			75,531		75,531.00	53,501.09	
	Subtotal	1410		75,531		75,531.00	53,501.09	
PHA-wide	Professional Services	1430		42,000		42,000.00	0.00	
	Site Improvements	1450						
MO017001	Exterior Lighting			100,000		0	0	
MO017002	Exterior Lighting			25,000		28,212.00	28,212.00	
	Subtotal	1450		125,000		28,212.00	28,212.00	
	Dwelling Structures	1460						
MO017001	Roof repair			17,480		349.08	349.08	
MO017001	Renovate Dwellings			287,180		191,478.77	191,478.77	
MO017002	Roof repair			93,834		48,779.08	48,779.08	
	Subtotal	1460		398,494		240,606.93	240,606.93	
	Dwelling Equipment	1465						
PHA-wide	Appliances			12,000		12,000.00	12,000.00	
	Subtotal	1465		12,000		12,000.00	12,000.00	
	Non-dwelling Equipment	1470						
PHA-wide	Maintenance vehicle			16,756		16,755.50	16,755.50	

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

PHA Name: Housing Authority of the City of Independence, MO		Grant Type and Number Capital Fund Program Grant No: MO16P01750108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Subtotal	1470		16,756		16,755.50	16,755.50	
	Grant Total			755,312		497,785.64	433,755.23	

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

PHA Name: Housing Authority of the City of Independence, MO		Grant Type and Number Capital Fund Program No: MO16P01750108 Replacement Housing Factor No:			Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-wide	9/13/2010	6/6/2010		9/13/2012	6/6/2012		Per ACC

Part I: Summary						
PHA Name: the Housing of the City of Independence, MO HA Code MO017		Grant Type and Number Capital Fund Program Grant No: MO16P01750109 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 type="checkbox"/> Revised Annual Statement (revision no:3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <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	75,288		75,288.00	0	
3	1408 Management Improvements	25,000		3,828.80	3,828.80	
4	1410 Administration (may not exceed 10% of line 21)	75,288		75,288.00	12,548.00	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	44,000		44,000.00	0.00	
8	1440 Site Acquisition					
9	1450 Site Improvement	110,000		0	0.00	
10	1460 Dwelling Structures	398,906		375,000	211,195.00	
11	1465.1 Dwelling Equipment—Nonexpendable	14,400		13,751.00	13,751.00	
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	10,000		2,774.67	2,774.67	
14	1485 Demolition	0				
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 the City of Independence		Grant Type and Number Capital Fund Program Grant No: MO016P01750109 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 (revision no: 3)		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 11/30/2009 Evaluation Report				<input type="checkbox"/> Final Performance and	
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)	752,882		589,930.47	244,097.47
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	27,600			
Signature of Executive Director Edward F. Miller Date 12/31/09				Signature of Public Housing Director 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 the City of Independence, MO			Grant Type and Number Capital Fund Program Grant No: MO16P01750109 CFPP (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	
PHA-Wide	Operations	1406	1	75,288		75,228	0.00	
PHA-Wide	Staff Training	1408.1	6	5,000		1,506	1,506	
PHA-Wide	Computer Hardware	1408.2	16	20,000		2,322.80	2,322.80	
PHA-Wide	Administrative Salaries and Benefits	1410.9	2	75,288		75,288	12,548.00	
PHA-Wide	Professional Services	1430.1	1	44,000		44,000	0.00	
MO017001	Storm Drainage	1450.1	1	100,000		0.00	0.00	
MO017003/005	Sidewalk Repair/Replacement	1450.2	1	10,000		0.00	0.00	
MO017002	Replace PH Chiller (emergency)	1460.5	1	225,000		225,000	114,250	
MO017002	Replace Kitchen Cabinets	1460.3	35	23,906		0.00	0.00	
MO017003	Replace Bldg A & B Chillers	1460.4	1	150,000		150,000	96,945.00	
MO017001	Appliances (renovated units)	1465.1	36	14,400		13,751.00	13,751.00	
PHA-Wide	Maintenance Equipment	1475.2	10	10,000		2,774.67	2,774.67	

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: the Housing of the City of Independence, MO HA Code MO017		Grant Type and Number Capital Fund Program Grant No: MO16S01750109 Replacement Housing Factor Grant No: Date of CFFP: 3/18/2009			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 type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 11/30/09 <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	
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)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	956,075		840,000	442,849.50	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
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: the Housing of the City of Independence, MO HA Code MO017	Grant Type and Number Capital Fund Program Grant No: MO16S01750109 Replacement Housing Factor Grant No: Date of CFFP: 3/18/2009	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 type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009		<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)	956,075		840,000	442,849.50
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	60,000		48,000	0.00
Signature of Executive Director Edward F. Miller Date 12/31/09			Signature of Public Housing Director 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: the Housing of the City of Independence, MO HA Code MO017		Grant Type and Number Capital Fund Program Grant No: MO16S01750109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 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	
MO017001	Renovate HH Dwelling Units	1460	18	956,075	956,075	840,000	325,044	

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.

6	1415 Liquidated Damages				
7	1430 Fees and Costs	63,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	67,000			
10	1460 Dwelling Structures	437,306			
11	1465.1 Dwelling Equipment—Nonexpendable	25,000			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
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 the City of Independence	Grant Type and Number Capital Fund Program Grant No: applied for Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2010 FFY of Grant Approval:			
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
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)	752,882			
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 Edward F. Miller			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 the City of Independence, MO		Grant Type and Number Capital Fund Program Grant No: 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	
PHA-Wide	Operations	1406		75,288				
PHA-Wide	Staff Training	1408.1		5,000				
PHA-Wide	Computer Hardware	1408.2		5,000				
PHA-Wide	Administrative Fees	1410.9		75,288				
PHA-Wide	Professional Services (A&E)	1430.1		38,000				
PHA-Wide	Professional Services (PNA)	1430.2	1	25,000				
MO017001	Sidewalk Repair	1450.1	open	25,000				
MO017002	Circle Drive Repair	1450.2	1	25,000				
MO017003/005	Sidewalk Repair	1450.3	Open	10,000				
MO017003/005	Drainage Landscaping	1450.4	Open	7,000				
MO017001	Dwelling Unit Roof Replacement	1460.1	4 bldgs.	40,000				
MO017001	Office Building HVAC Systems	1465.2	3	12,000				
MO017002	Sliding Door Security Bars	1460.3	240	12,000				
MO017002	Update Video Security System	1460.4	1	25,000				
MO017002	Remodel Community Room	1460.5	1	25,000				
MO017002	Install Water Softener	1460.6	1	25,000				
MO017002	New Water Heating System	1460.7	1	75,000				
MO017002	Clean Unit Air Ductwork	1460.8	240	25,000				
MO017002	Replace Unit Fan/Coil Units	1460.9	45	90,306				
MO017002	Office HVAC Systems	1460.10	2	8,000				
MO017003/005	Install Water Softeners	1460.11	2	30,000				
MO017003/005	Replace Atriums	1460.12	2	60,000				
MO017003/005	Reflow Dryer Vents	1460.13	10	10,000				
MO017001	Appliances (24 renovated units)	1465.1	48	25,000				

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 I: SUMMARY						
PHA Name/Number			Locality (City/County & State)		<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>2113</u>	Work Statement for Year 5 FFY <u>2014</u>
B	Physical Improvements Subtotal	Annual Statement	367,306	367,306	367,306	367,306
C.	Management Improvements		10,000	10,000	10,000	10,000
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	ADMINISTRATION		75,288	75,288	75,288	75,288
F.	Other (Professional Services)		25,000	25,000	25,000	25,000
G.	Operations		75,288	75,288	75,288	75,288
H.	Demolition		0	0	0	0
I.	Development		0	0	0	0
J.	Capital Fund Financing – Debt Service		200,000	200,000	200,000	200,000
K.	Total CFP Funds		752,882	752,882	752,882	752,882
L.	Total Non-CFP Funds	0	0	0	0	0
M.	Grand Total	752,882	752,882	752,882	752,882	752,882

Housing Authority of the City of Independence, Missouri

Violence Against Women Act Policy

1.0 Purpose

The purpose of this Policy is to reduce domestic violence, dating violence, and stalking and to prevent homelessness by:

- a) protecting the safety of victims;
- b) creating long-term housing solutions for victims;
- c) building collaborations among victim service providers; and
- d) assisting the Housing Authority (HA) to respond appropriately to the violence, while maintaining a safe environment for HA employees, tenants, applicants and others.

The Policy will assist the HA in protecting rights under the Violence Against Women Act to its applicants and public housing residents.

2.0 Mission Statement

The HA's policy is to comply with the 2005 VAWA Pub. L. 109-162; Stat.2960 signed into law on January 5, 2006 and codified at 42 U.S.C. § 1437d (l) and 1437f (d), (o) & l and (u). The HA shall not discriminate against an applicant, public housing resident or program participant on the basis of the rights or privileges provided under the VAWA.

3.0 Definitions

The definitions in this Section apply only to this Policy.

3.1 Confidentiality: Means that the HA will not enter information provided to the HA under 4.2 and 4.3 into a shared database or provide this information to any related entity except as stated in 4.4.

3.2 Dating Violence: Violence committed by a person (a) who is or has been in a social relationship of a romantic or intimate nature with the victim; and (b) where the existence of such a relationship shall be determined based on a consideration of the following factors:

- (i) the length of the relationship;
- (ii) the type of relationship;
- (iii) the frequency of interaction between the persons involved in the relationship. 42 U.S.C. § 1437d (u) (3) (A).

3.3 Domestic Violence: Felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, committed by a person with whom the victim shares a child in common, committed by a person who is cohabitating with or has cohabitated with the victim as a spouse, committed by a person similarly situated to a spouse of the victim under the domestic or family violence laws or committed by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws.

3.4 Immediate Family Member: A spouse, parent, brother or sister, or child of a victim or an individual to whom the victim stands in loco parent; or any other person living in the household of the victim and related to the victim by blood and marriage. 42 U.S.C. § 1437d (u) (3) (D).

3.5 Long-term Housing: Is housing that is sustainable, accessible, affordable and safe for the foreseeable future which:

- a) the person rents or owns;
- b) is subsidized by a voucher or other program as long as the person meets the eligibility requirements of the program;
- c) directly provided by the HA, is not time limited and the person meets the eligibility requirements of the program.

3.6 Perpetrator: A person who commits an act of domestic violence, dating domestic violence or stalking against a victim.

3.7 Stalking:

- (a) to follow, pursue or repeatedly commit acts with the intent to kill, injure, harass or intimidate the victim;
- (b) to place under surveillance with the intent to kill, injure, harass or intimidate the victim;
- (c) in the course of, or as a result of such following, pursuit, surveillance, or repeatedly committed acts, to place the victim in reasonable fear of the death of, or serious bodily injury to the victim; or
- (d) to cause substantial emotional harm to the victim, a member of the immediate family of the victim or the spouse or intimate partner of the victim. 42 U.S.C. § 1437d (u)(3)(C).

3.8 Victim: Is a person who is the victim of domestic violence, dating violence, or stalking under this Policy and who has timely and completely completed the certification under 4.2 and 4.3 or as requested by the HA.

4.0 Certification and Confidentiality

4.1 Failure to Provide Certification Under 4.2 and 4.3

The person shall provide complete and accurate certifications to the HA within 14 business days after the party requests in writing that the person completes the certifications. If the person does not provide a complete and accurate certification within the 14 business days, the HA, the owner or manager may take action to deny or terminate participation or tenancy under: 42 U. S. C. § 1437 I (5) & (6); 42 U. S. C. §1437 (d) (c) (3); 42 U. S. C. § 1437f (c)(9); 42 U. S. C. § 1437f (d)(1)(B)(ii) & (iii); 42 U. S. C. § 1437f (o)(7)(C) &(D); or 42 U. S. C. § 1437f (o)(20) or for other good cause.

4.2 HUD Approved Certification

For each incident that a person is claiming is abuse, the person shall certify to the HA, the victim status by completing a HUD approved certification form. The person shall certify the date, time and description of the incidents, that the incidents are bona fide incidents of actual or threatened abuses and meet the requirements of VAWA and this Policy. The person shall provide information to identify the perpetrator including but not limited to the name and, if known, all alias names, date of birth, address, contact information such as postal, e-mail or internet address, telephone or facsimile number or other information.

4.3 Other Certification

A person who is claiming victim status shall provide to the HA:

- a) documentation signed by the victim and an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional from whom the victim has sought assistance in addressing domestic violence, dating violence or stalking or the effects of the abuse, in which the professional attests under penalty of perjury (28 U.S.C. § 1746) to the professional's belief that the incident(s) in question are bona fide incidents of abuse; or
- b) a federal, state, tribal, territorial, local police or court record.

4.4 Confidentiality

The HA shall keep all information provided to THE HA under this Section confidential. The HA shall not enter the information into a shared database or provide to any related entity except to the extent that:

- (a) the victim requests or consents to the disclosure in writing;
- (b) the disclosure is required for:
 - (i) eviction from public housing under 42 U. S. C. § 1437 I (5) & (6) (See Section 5 in this Policy);
 - (ii) the disclosure is required by applicable law.

4.5 Compliance Not Sufficient to Constitute Evidence of Unreasonable Act

The HA compliance with Sections 4.1, 4.2 and 4.3 shall alone not be sufficient to show evidence of an unreasonable act or omission by them.

5.0 Appropriate Basis for Denial of Admission, Assistance or Tenancy

5. 1 The HA shall not deny participation or admission to the public housing program on the basis of a person's victim status, if the person otherwise qualifies for admission of assistance.

5. 2 An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be a serious or repeated violation of the lease by victim and shall not be good cause for denying to a victim admission to a program, or occupancy rights, or evicting a tenant.

5.3 Criminal activity directly related to domestic violence, dating violence, or stalking engaged in by a member of a tenant's household or any guest or other person under the tenant's control shall not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim of that domestic violence, dating violence or stalking.

5.4 Notwithstanding Sections 5.1, 5.2 and 5.3 the HA, may bifurcate a lease to evict, remove or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others without evicting, removing, terminating assistance to or otherwise penalizing the victim of the violence who is also a tenant or lawful occupant. 42 U.S.C. §1437d(l)(6)(B).

5.5 Nothing in Sections 5.1, 5.2 and 5.3 shall limit the authority of the HA, when notified, to honor court orders addressing rights of access to or control of the property, including civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the household members when the family breaks up.

5.6 Nothing in Sections 5.1, 5.2 and 5.3 limits the HA authority to evict or terminate assistance to any tenant for any violation of lease not premised on the act or acts of violence against the tenant or a member of the tenant's household. However the HA may not hold a victim to a more demanding standard.

5.7 Nothing in Sections 5.1, 5.2 and 5.3 limits the HA's authority to evict or terminate assistance, or deny admission to a program if the HA can show an actual and imminent threat to other tenants, neighbors, guests, employees, persons providing service to the property or others if the tenant family is not evicted or terminated from assistance or denied admission.

5.8 Nothing in Sections 5.1, 5.2 or 5.3 limits the HA's authority to deny admission, terminate assistance or evict a person who engages in criminal acts including but not limited to acts of physical violence or stalking against family members or others.

5.9 A public housing tenant who wants a transfer to protect their health or safety and who:

- a) is victim under this Policy;
- b) reasonably believes he or she was imminently threatened by harm from further violence if he or she remains in the unit; and
- c) has complied with all other obligations of the public housing income program may transfer to another HA unit.

6.0 Actions Against a Perpetrator

The HA may evict or deny admission to a program or trespass a perpetrator from its property under this Policy. The victim shall take action to control or prevent the domestic violence, dating violence, or stalking. The action may include but is not limited to:

- a) obtaining and enforcing a restraining or no contact order or order for protection against the perpetrator;
- b) obtaining and enforcing a trespass against the perpetrator;
- c) enforcing the HA or law enforcement's trespass of the perpetrator;
- d) preventing the delivery of the perpetrator's mail to the victim's unit;
- e) providing identifying information listed in 4.2; and
- f) other reasonable measures.

7.0 Notice to Applicants and Tenants.

The HA shall provide notice to applicants and tenants of their rights and obligations under Section 4.4 Confidentiality and Section 5.0 Appropriate Basis for Denial of Admission, Assistance or Tenancy.

8.0 Reporting Requirements

The HA shall include in its Agency Plan, a statement of goals, objectives, policies or programs that will serve the needs of victims when required. THE HA may also include a description of activities, services or programs provided or offered either directly or in partnership with other service providers

to victims, to help victims obtain or maintain housing or to prevent the abuse or to enhance the safety of victims.

9.0 Conflict and Scope

This Policy does not enlarge the HA's duty under any law, regulation or ordinance. If this Policy conflicts with the applicable law, regulation or ordinance, the law, regulation or ordinance shall control. If this Policy conflicts with another HA policy, this Policy will control.

10.0 Amendment

The Executive Director may amend this policy when it is reasonably necessary to effectuate the Policy's intent, purpose or interpretation. The proposed amendment along with the rationale for the amendment shall be submitted to the Executive Director for consideration. Where reasonably necessary, the Executive Director may approve the amendment. The amendment shall be effective and incorporated on the date that the Executive Director signs the amendment.

GOALS:

The Housing Authority has teamed with the local community to help support children and adults from violence. If a child is involved, the local office of child protective services will help assist and place the child in a safe environment. If an adult is involved, the City Police Department or County Sheriff's department will assist the adult in getting to the safe harbor. The local Health department also will assist in placing families out of harms way with a contact person who will assist families with counseling services. All referrals will be made on a case-by-case basis.

END

Resident Input on the Plan

Resident meetings regarding development of the 2010 Annual and 2010-2014 5-Year Agency Plan were held at all three public housing sites and input was solicited via advertisement and during the public hearing held by the Board of Commissioners. The following capital work items were identified via resident comments and staff input during walk-arounds of the property, and are not included in capital budgets for prior fiscal years.

Hocker Heights Capital Needs

Conduct a comprehensive physical needs assessment with estimated building life cycle remaining.

Concrete/sidewalk at storm drain on Emery near Hocker Terrace

Sidewalk along Emery and at west stairs off Emery on north end

Sidewalk going west from Emery

Parking area at 508/510/512, etc. Hocker Terrace

Dumpster slab at culdesac

North parking lot on Leslie

Sidewalk by storm drain on east side of Leslie near corner

Sidewalk at 318 North Hocker

Spauling sidewalk at 322 North Hocker

Trip hazard on walk at 306 North Hocker (turn-around walk)

Stairs at 322 North Hocker (bottom step)

Sidewalk on west side of west parking lot on North Hocker

Stairs up to Young Park (replace)

Parking blocks – west side of Hocker

Sidewalk – east side of Hocker

Spauling in front of office and seal coat parking

Erosion and settling at steps to office

Replace fence on wall at office.

Replace fence along Truman Road.

Dumpster pad at office/concrete over flume east of office

Secure loan to finish modernization project (24 units not yet budgeted).

Replace lower-efficiency dwelling unit HVAC systems with high-efficiency systems.

Replace lower-efficiency office HVAC systems with high-efficiency systems.

Roof repair/replacement as needed.

Pleasant Heights Capital Needs

Conduct a comprehensive physical needs assessment with estimated building life cycle remaining.

Concrete circle drive.

Spauling concrete on patios/edges

Paint building exterior

Paint hallways, common areas and stairwells.

Kitchen renovations

Dwelling unit fan coil units (heating/cooling in apartments)

Exterior brick tuck pointing.

Replace water heaters with high-efficiency boilers.

Clean/repair/replace entire building plumbing systems.

Replace lower-efficiency office HVAC systems with high-efficiency systems.

Southview Manor Capital Needs

Conduct a comprehensive physical needs assessment with estimated building life cycle remaining.

Vent dryers directly out of building

Install heaters in trash rooms

Sidewalk near north parking lot (hdcpr. accessible)

Ramps to south patio from parking

Wheelchair access sidewalk across Hub to east parking lot

Replace mail boxes

Paint building – exterior

Common area furniture – all matching

Improve drainage outside buildings

Repair/replace existing sidewalks as needed.

Fill in grass area by B-Building – install additional bench areas

B-Building would like public bathroom (wheelchair accessible)

Replace water heaters with boilers.

Paint hallways, common areas and stairwells.

Replace existing heating boilers.

Repair bulge in exterior rear building “A” wall.