

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
-----------------------------------	---	--

1.0	PHA Information PHA Name: <u>Lee's Summit Housing Authority</u> PHA Code: <u>MO 030</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2011</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>116</u> Number of HCV units: <u>649</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.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	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 mission of the Lee's Summit Housing Authority is to fulfill the need for decent, safe and affordable housing for very low to moderate income seniors and families residing in Lee's Summit and Jackson County; to provide a quality living environment for senior where they can live independently in their own homes; to facilitate partnerships between landlords and families for affordable rental housing opportunities; to promote a people oriented organization that encourages and supports the citizens we serve and is an asset in our community.				
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. See attached Goals and Objectives				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Summary of Revisions or Changes to Annual Plan Submission The Lee's Summit Housing Authority has not made any major changes of the Plan elements since last submission. There have been no substantial deviations or changes in Policy or Programs for the current plan year. Rent Policy, Community Service and Pet Policy are incorporated in our ACOP and by reference in our lease agreement. The Lee's Summit Housing Authority has included prohibitions against terminating tenancy of victims of domestic violence, dating violence, and stalking [Pub. L. 109-162 and 109-271] in its administrative plan(s). (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. Lee's Summit Housing Authority, 111 SE Grand Avenue, Lee's Summit, MO 64063, Monday thru Friday 8:30 AM until 4:30 PM.				
7.0	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. N/A				
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. See attached 2011 Annual Plan; 2010 Performance and Evaluation Report; 2009 Stimulus Performance and Evaluation Report; 2009 Performance and Evaluation Report; 2008 Performance and Evaluation Report; and 2007 Performance and Evaluation Report.				
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. See attached Capital Fund Program Five-Year Action Plan 2010-2014				
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.				

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>See attached Housing Needs</p>
9.1	<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>See attached Strategy for Addressing Housing Needs</p>
10.0	<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>The Lee's Summit Housing Authority has worked to promote adequate and affordable housing and a suitable living environment free from discrimination. The mission of the Lee's Summit Housing Authority is to fulfill the need for decent, safe and affordable housing for very low to moderate income seniors and families residing in Lee's Summit and Jackson County; to provide a quality living environment for senior where they can live independently in their own homes; to facilitate partnerships between landlords and families for affordable rental housing opportunities; to promote a people oriented organization that encourages and supports the citizens we serve and is an asset in our community.</p> <p>LSHA is utilizing the available Capital funds program to modernize and improve our property. Our most recent REAC score of 91(b) would indicate that we are on track with these efforts. We have completed several of the projects indentified in our previous 5-Year and Annual Plan updates and our FY 2011 application will continue these efforts.</p> <p>LSHA closely monitors the components that comprise the SEMAP and MASS reporting and scores, with an emphasis on creating a high-performing agency.</p> <p>LSHA works to maintain high-utilization status in our Section 8 Housing Choice Voucher program. For the most recently completed calendar year, LSHA was rated high utilization of at least 96% of available funding.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>a. Substantial Deviation from the 5-Year Plan: "Substantial Deviation" from the 5-Year Plan is defined as; discretionary changes in plans or policies of the Lee's Summit Housing Authority that may fundamentally change the mission, goals, objectives, or plans of the authority and which may require formal approval of the Board of Commissioners; including:</p> <ul style="list-style-type: none"> • Changes in rent or admissions policies or organization of the waiting list; • Additions of non-emergency work items (items not intended in the current Annual Statement or 5-Year plan); • Change in use of replacement reserves funds under the Capital Fund; • Any change with regard to disposition, demolition, designation, homeownership programs or conversion activities <p>b. Significant Amendment or Modification to the Annual Plan: "Significant Amendment or Modification" to the Annual Plan is defined as; a mandatory requirement by the U.S. Department of Housing and Urban Development regulations, or an Act of Congress, or legislation that fundamentally changes the Code of Federal Register, or statutory changes that affect residents of public housing, or the outcomes of activities set forth in the Annual Plan. Such mandatory or statutory changes as stated above will require a public hearing process and may require HUD review before implementation.</p>
11.0	<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> <p>(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)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

11.0 (F) Resident Advisory Board (RAB) comments.
Resident Advisory Board Recommendations
None.

11.0 (g) Challenged Elements
There were no elements within the LSHA annual plan that were challenged by residents, staff, Board of Commissioners or the general public.

5.2 GOALS AND OBJECTIVES.

LSHA Mission & Progress in Meeting Goals and Objectives of Previous 5-Year Plan

The Lee's Summit Housing Authority has worked to promote adequate and affordable housing and a suitable living environment free from discrimination. The mission of the Lee's Summit Housing Authority is to fulfill the need for decent, safe and affordable housing for very low to moderate income seniors and families residing in Lee's Summit and Jackson County; to provide a quality living environment for senior where they can live independently in their own homes; to facilitate partnerships between landlords and families for affordable rental housing opportunities; to promote a people oriented organization that encourages and supports the citizens we serve and is an asset in our community.

LSHA is utilizing the available Capital funds program to modernize and improve our property. Our most recent REAC score of 91(b) would indicate that we are on track with these efforts. We have completed several of the projects identified in our previous 5-Year and Annual Plan updates and our FY 2011 application will continue these efforts.

LSHA closely monitors the components that comprise the SEMAP and MASS reporting and scores, with an emphasis on creating a high-performing agency.

LSHA works to maintain high-utilization status in our Section 8 Housing Choice Voucher program. For the most recently completed calendar year, LSHA was rated high utilization of at least 96% of available funding.

Strategies for Addressing Needs / Goals and Objectives

- Apply for additional rental vouchers (as they may become available) and actively participate in the Section 8 Housing Choice Voucher Program.
- Reduce public housing vacancies (vacancy rate of less than >3%) to ensure all units are being utilized
- Leverage public and private funds to create additional housing opportunities
- Collaborate with the City of Lee's Summit, Jackson County, other non-profit organizations in the development of affordable housing
- Acquire or build units or developments (and explore management of other housing programs)
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Develop strategies and carry out necessary modifications to public housing units based on Section 504 Needs Assessments.
- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Explore designation of public housing units for the elderly
- Explore admissions preferences aimed at working families
- Conduct physical needs assessments, energy audits and other applicable reviews as necessary for proper planning
- Renovate and modernize existing public housing units; maintaining safe, decent and affordable housing
- Employ effective management and maintenance policies

Reasons for Selecting Strategies

- Funding and staffing constraints
- Housing needs identified in the CDBG Consolidated Plan for the City of Lee's Summit 2010 – 2014
- Local housing markets / resources / current affordable housing stock
- CHAS data
- Collaboration with the City of Lee's Summit
- Consultation with residents and advisory board

Part I: Summary

PHA Name: Lee's Summit Housing Authority	Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO16P030501-11</u>	Replacement Housing Factor Grant No:	FFY of Grant: <u>2011</u> FFY of Grant Approval: <u>2011</u>
--	--	--------------------------------------	---

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	20,000.00			
3	1408 Management Improvements	5,000.00			
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	3,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	107,108.00			
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				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
18c	9001 Bond Debt Obligations				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	135,108.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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

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

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

Part I: Summary				
PHA Name: Lee's Summit Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO16P030501-11</u>		Replacement Housing Factor Grant No: FFY of Grant: <u>2011</u> FFY of Grant Approval: <u>2011</u>
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated Expended
	Signature of Executive Director 	Date <u>6/20/11</u>	Signature of Public Housing Director	Date

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: Lee's Summit Housing Authority		Grant Type and Number Capital Fund Program Grant No: MO16P030501-11 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2011		
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	
HA Wide	Housing Operations	1406	18%	20,000.00				
Operations	Subtotal			20,000.00				
HA Wide	Staff Training	1408	3	5,000.00				
Management Improvements	Subtotal			5,000.00				
HA Wide	A/E Designs & Fees	1430	100%	3,000.00				
Fees & Cost	Subtotal			3,000.00				
MO 30 Duncan Estates.	Replace roofing systems & associated work	1460	7 Bldgs	107,108.00				
	Subtotal			107,108.00				
	Grand Total			135,108.00				

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.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2012

Part I: Summary						
PHA Name/Number Lee's Summit Housing Authority/MO 30		Locality (City/County & State) Lee's Summit/Jackson County/Missouri			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1	
A.	Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
B.	Physical Improvements Subtotal	Annual Statement	100,108.00	100,108.00	79,108.00	112,108.00
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment		12,000.00	12,000.00	33,000.00	
E.	Administration					
F.	Other		3,000.00	3,000.00	3,000.00	3,000.00
G.	Operations		20,000.00	20,000.00	20,000.00	20,000.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		135,108.00	135,108.00	135,108.00	135,108.00
L.	Total Non-CFP Funds					
M.	Grand Total		135,108.00	135,108.00	135,108.00	135,108.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2012

Part I: Summary (Continuation)

PHA Name/Number Lee's Summit Housing Authority/MO 30		Locality (City/County & State) Lee's Summit/Jackson County/Missouri			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1	
A.	Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
		Annual Statement				
	MO 30 Duncan		100,108.00	100,108.00		32,386.00
	MO 30 Lee Haven				79,108.00	79,722.00
	HA Wide Non-dwelling		12,000.00	12,000.00	33,000.00	

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2011	Work Statement for Year 4 FFY 2014		Work Statement for Year: 5 FFY 2015	
	Development Number/Name	Estimated Cost	Development Number/Name	Estimated Cost
	General Description of Major Work Categories		General Description of Major Work Categories	
See Annual Statement	HA Wide Operations		HA Wide Operations	
	Housing Operations	20,000.00	Housing Operations	20,000.00
	HA Wide Fees & Cost		HA Wide Fees & Cost	
	A/E Services	3,000.00	A/E Services	3,000.00
		Subtotal of Estimated Cost	\$23,000.00	Subtotal of Estimated Cost

Part I: Summary

PHA Name: Lee's Summit Housing Authority	Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO16P030501-10</u>	Replacement Housing Factor Grant No:	FFY of Grant: <u>2010</u> FFY of Grant Approval: <u>2010</u>
--	--	--------------------------------------	---

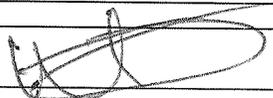
Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/2011 Final Performance and Evaluation Report

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	25,000.00		25,000.00	25,000.00
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	5,000.00		5,000.00	4,359.79
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	105,108.00		105,108.00	105,108.00
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				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
18c	9001 Bond Debt Obligations				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	135,108.00		135,108.00	134,467.79
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	20,000.00			

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

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

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

Part I: Summary					
PHA Name: Lee's Summit Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO16P030501-10</u>		Replacement Housing Factor Grant No:	
				FFY of Grant: <u>2010</u>	
				FFY of Grant Approval: <u>2010</u>	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2011				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
	Signature of Executive Director 	Date <u>6/20/11</u>		Signature of Public Housing Director	Date

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: Lee's Summit Housing Authority		Grant Type and Number Capital Fund Program Grant No: MO16P030501-10 Replacement Housing Factor Grant No:			CFPP (Yes/ 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	
HA Wide	Housing Operations	1406	18%	25,000.00		25,000.00	25,000.00	Completed
Operations	Subtotal			25,000.00		25,000.00	25,000.00	
HA Wide	A/E Designs & Fees	1430	100%	5,000.00		5,000.00	4,359.79	87% Completed
Fees & Cost	Subtotal			5,000.00		5,000.00	4,359.79	
MO 30 Lee Haven Apts.	Apartment rehabilitation/kitchen renovation & associated work	1460	50 Units	105,108.00		105,108.00	105,108.00	Completed
	Subtotal			105,108.00		105,108.00	105,108.00	
	Grand Total			135,108.00		135,108.00	134,467.79	

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: Lee's Summit Housing Authority	Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO16S030501-09</u>	Replacement Housing Factor Grant No:	FFY of Grant: <u>2009</u> FFY of Grant Approval: <u>2009</u>
--	--	--------------------------------------	---

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: 3/31/2011		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" 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	3,000.00		3,000.00	3,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	170,194.00		170,194.00	170,194.00
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				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
18c	9001 Bond Debt Obligations				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	173,194.00		173,194.00	173,194.00
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	15,000.00			

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

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

Part I: Summary				
PHA Name: Lee's Summit Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO16S030501-09</u>		Replacement Housing Factor Grant No:
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2011			<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated Expended
Signature of Executive Director		Date		Signature of Public Housing Director Date
		6/20/11		

Part II: Supporting Pages									
PHA Name: Lee's Summit Housing Authority		Grant Type and Number Capital Fund Program Grant No: MO16S030501-09 Replacement Housing Factor Grant No:				CFPP (Yes/ 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		
HA Wide	A/E Designs & Fees	1430	100%	3,000.00		3,000.00	3,000.00	Completed	
Fees & Cost	Subtotal			3,000.00		3,000.00	3,000.00		
MO 30 Lee Haven Apts.	Bathroom/showers renovation project	1460	27 Units	170,194.00		170,194.00	170,194.00	Completed	
	Subtotal			170,194.00		170,194.00	170,194.00		
	Grand Total			173,194.00		173,194.00	173,194.00		

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.

Part I: Summary

PHA Name: Lee's Summit Housing Authority	Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO16P030501-09</u>	Replacement Housing Factor Grant No:	FFY of Grant: <u>2009</u> FFY of Grant Approval: <u>2009</u>
--	--	--------------------------------------	---

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/2011 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	8,500.00		8,500.00	8,500.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	127,886.00		127,886.00	127,886.00
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				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
18c	9001 Bond Debt Obligations				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	136,386.00		136,386.00	136,386.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.

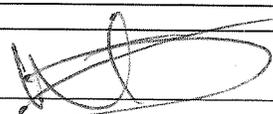
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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

⁴ RHF funds shall be included here.

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

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

Part I: Summary				
PHA Name: Lee's Summit Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO16P030501-09</u>		Replacement Housing Factor Grant No:
				FFY of Grant: <u>2009</u>
				FFY of Grant Approval: <u>2009</u>
Type of Grant				
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2011		<input checked="" type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated
				Expended
Signature of Executive Director		Date	Signature of Public Housing Director	
		<u>6/20/11</u>	Date	

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

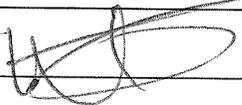
U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Lee's Summit Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO16P030501-08</u>		Replacement Housing Factor Grant No:	
				FFY of Grant: <u>2008</u>	
				FFY of Grant Approval: <u>2008</u>	
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: 3/31/2011 <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" 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	128,554.05		128,554.05	128,554.05
3	1408 Management Improvements	3,500.00		3,500.00	3,500.00
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	3,000.00		3,000.00	3,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	1,095.95		1,095.95	1,095.95
10	1460 Dwelling Structures	676.00		676.00	676.00
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				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
18c	9001 Bond Debt Obligations				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	136,826.00		136,826.00	136,826.00
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	5,000.00			

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

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

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

Part I: Summary					
PHA Name: Lee's Summit Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO16P030501-08</u>		Replacement Housing Factor Grant No: FFY of Grant: <u>2008</u> FFY of Grant Approval: <u>2008</u>	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2011 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
	Signature of Executive Director		Date <u>6/20/11</u>	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.

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: Lee's Summit Housing Authority		Grant Type and Number Capital Fund Program Grant No: MO16P030501-08 Replacement Housing Factor Grant No:			CFPP (Yes/ 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	
HA Wide	Housing Operations	1406	18%	128,554.05		128,554.05	128,554.05	Completed
Operations	Subtotal			128,554.05		128,554.05	128,554.05	
HA Wide	Management Improvements	1408	100%	3,500.00		3,500.00	3,500.00	Completed
	Subtotal			3,500.00		3,500.00	3,500.00	
HA Wide	A/E Designs & Fees	1430	100%	3,000.00		3,000.00	3,000.00	Completed
Fees & Cost	Subtotal			3,000.00		3,000.00	3,000.00	
MO 30	A. Site drainage	1450	1 Site	1,095.95		1,095.95	1,095.95	Completed
Lee Haven Apts.	B. termite control	1460	1 Units/ 1 Site	676.00		676.00	676.00	Completed
	Subtotal			1,771.95		1,771.95	1,771.95	
	Grand Total			136,826.00		136,826.00	136,826.00	

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.

Part I: Summary

PHA Name: Lee's Summit Housing Authority	Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO16P030501-07</u>	Replacement Housing Factor Grant No:	FFY of Grant: <u>2007</u> FFY of Grant Approval: <u>2007</u>
--	--	--------------------------------------	---

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 3/31/2011 Revised Annual Statement (revision no: 3)
 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	693.47		693.47	693.47
3	1408 Management Improvements	5,000.00		5,000.00	5,000.00
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	3,000.00		3,000.00	3,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	5,500.00		5,500.00	5,500.00
10	1460 Dwelling Structures	99,844.89		99,844.89	99,844.89
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	15,597.64		15,597.64	15,597.64
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
18c	9001 Bond Debt Obligations				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	129,636.00		129,636.00	129,636.00
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	5,000.00			

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

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

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

Part I: Summary					
PHA Name: Lee's Summit Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO16P030501-07</u>		Replacement Housing Factor Grant No:	
				FFY of Grant: <u>2007</u>	
				FFY of Grant Approval: <u>2007</u>	
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: 3/31/2011		<input checked="" type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
	Signature of Executive Director	Date <u>6/20/11</u>		Signature of Public Housing Director	Date

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: Lee's Summit Housing Authority		Grant Type and Number Capital Fund Program Grant No: MO16P030501-07 Replacement Housing Factor Grant No:				CFPP (Yes/ 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			
HA Wide	Housing Operations	1406	18%	693.47	693.47	693.47	693.47	Completed		
Operations	Subtotal			693.47	693.47	693.47	693.47			
HA Wide	Management Improvements	1408	100%	5,000.00	5,000.00	5,000.00	5,000.00	Completed		
	Subtotal			5,000.00	5,000.00	5,000.00	5,000.00			
HA Wide	A/E Designs & Fees	1430	100%	3,000.00	3,000.00	3,000.00	3,000.00	Completed		
Fees & Cost	Subtotal			3,000.00	3,000.00	3,000.00	3,000.00			
MO 30	A. Landscape and lawn maintenance	1450	1 Site	5,500.00	5,500.00	5,500.00	5,500.00	Completed		
	B. Structure repair 1-unit/ bathroom renovations 15 units	1460	1 Units/ 15 Unit	99,844.89	99,844.89	99,844.89	99,844.89	Completed		
	Subtotal			105,344.89	105,344.89	105,344.89	105,344.89			
HA Wide	Maintenance equipment	1475	100%	15,597.64	15,597.64	15,597.64	15,597.64	Completed		
Nondwelling Equipment	Subtotal			15,597.64	15,597.64	15,597.64	15,597.64			
	Grand Total			129,636.00	129,636.00	129,636.00	129,636.00			

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.

9.0 Housing Needs

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.

Jurisdiction Lee's Summit Missouri CDBG CHAS Data						
Housing Market Analysis			Complete cells in blue.			
Housing Stock Inventory	Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedroom	Total	Substandard Units
Affordability Mismatch						
Occupied Units: Renter		2214	2519	1659	6392	3628
Occupied Units: Owner		167	1466	18368	20001	290
Vacant Units: For Rent	6%	192	110	60	362	0
Vacant Units: For Sale	1%	0	77	212	289	0
Total Units Occupied & Vacant		2573	4172	20299	27044	3918
Rents: Applicable FMRs (in \$s)		477	574	794		
Rent Affordable at 30% of 50% of MFI (in \$s)		666	834	1,158		
Public Housing Units						
Occupied Units		93	21	0	114	0
Vacant Units		2	0	0	2	0
Total Units Occupied & Vacant		95	21	0	116	0
Rehabilitation Needs (in \$s)		750,000	297,000		1,047,000	

Housing Problem Output for All Households Consolidated Plan 2010 - 2014					
Family Type	Elderly 1 & 2 Member Households	Small Related (2 to 4)	Large Related (5 Or more)	All Other Households	Total Renters
Extremely Low Income <=30% of AMI	521	298	24	255	1,098
% with any housing problem	70.4	68.1	16.7	80.8	71
% Cost Burden >30%	70.4	64.8	16.7	80.8	72.6
% Cost Burden >50%	59.1	57.4	16.7	64.3	58.9
Low Income >30% to <=50% AMI	470	145	44	206	865
% with any housing problem	77.9	62.8	54.5	86.4	76.2
% Cost Burden >30%	77.9	62.8	54.5	86.4	76.2
% Cost Burden >50%	55.7	17.9	9.1	18.9	38.3
Moderate Income >50% to <=80% AMI	609	616	41	507	1,773
% with any housing problem	68.1	26.5	19.5	26.2	40.6
% Cost Burden >30%	68.1	22.6	9.8	26.2	39
% Cost Burden >50%	26.3	2.3	0	2	10.4

9.0 Housing Needs

Housing Needs (91.205) Consolidated Plan 2010 -2014

According to the CHAS data, there is a disproportionate housing need for the following groups:

- Extremely low-income, Black Non-Hispanic renters other than elderly and family households
- Low-income, Black Non-Hispanic owners in family households
- Moderate income, Black Non-Hispanic renters and owners in family households
- Extremely low-income, Hispanic renters in family households
- Low-income, Hispanic renters in family and others households (except elderly)
- Moderate income, Hispanic owners in family households

The data also indicated that many victims of domestic violence are isolated from financial resources, are unemployed, and often without transportation. Consequently, they have a very difficult time finding safe and affordable permanent housing options.

According to the 2000 Census, in Lee's Summit, 38.7% of renters reported spending more than 30% of household income on housing. Of those, 7.7% spend more than half of their household income on housing.

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.

Housing Needs (91.205) Consolidated Plan 2010 -2014

Housing Cost as a % of Household Income					
% of Household Income on Rent	0-19	20-25	25-29	30-34	35+
2000 Census % of Renters	33.3%	13.7%	10.8%	6.3%	32.4%
2005-07 ACS % of Renters	17.6%	8.4%	16.3%	8.5%	49.2%

Sources: Census

The largest segment of Lee's Summit renters spends more than 35% of their total household income on housing costs. More than half of all rental households are spending more than 30% of their income on housing costs, according to the 2005-07 ACS estimates, a huge jump from the 2000 Census – source: ***CDBG Consolidated Plan 2010-2014 City of Lee's Summit***

42% of renters that responded to the 2000 Census reported being cost burdened, spending more than the recommended 30% of their household income on rent. Of those renters that reported being cost burdened, 18.9% of them are considered extremely cost burdened by rent because they spend more than half of their household income on rent alone. As of the 2000 Census, only 1.8% of all renters were living in overcrowded conditions (more than one person per room) and 1.6% reported that they were lacking complete kitchen facilities. Less than 0.5% of all renters reported lacking complete plumbing facilities.

According to the CHAS data, of those who were low-income, and elderly renters, nearly 80% either experienced a housing cost-burden or some sort of housing problem (overcrowding, or without complete kitchen or plumbing). Of those who were classified as extremely low- and low-income renters who were not elderly, small (2-4 persons) related, or large (5+ persons) related, over 80% experienced a housing cost burden or some sort of housing problem.

9.0 Housing Needs

2010-2014 Consolidated Plan – CDBG

Priority Housing Needs (91.215 (b))

- Providing housing for the elderly
- Providing housing for the disabled
- Supporting the elimination of ADA barriers for the elderly and disabled

2011 Housing Needs of Families on the Public Housing Waiting List			
The waiting list is open.			
	Number of Families	Percent of Total Families	Annual Turnover (est.)
Waiting List Total	436		12
<=30% AMI	163	37	
>30% but <=50% AMI	232	53	
>50% but <=80% AMI	41	9	
Families with Children	241	55	
Elderly Families	170	39	
Families with Disabilities	25	6	
Race/ethnicity White	282	65	
Race/ethnicity Black	138	32	
Race/ethnicity Hispanic	4	1	
Race/ethnicity Asian	18	4	
Characteristics by Size			
1 Bedroom	288	66	
2 Bedroom	148	34	

2011 Housing Needs of Families on the Section 8 HCV Housing Waiting List			
The waiting list has been closed since April 2007 (48 months) . The LSHA expects to reopen the list in the LSHA plan year. The LSHA does not permit specific categories of families onto the waiting list, even if generally closed.			
	Number of Families	Percent of Total Families	Annual Turnover (est.)
Waiting List Total	47		>10% Program Wide
<=30% AMI	40	85	
>30% but <=50% AMI	7	15	
>50% but <=80% AMI	0	0	
Families with Children	41	87	
Elderly Families	4	9	
Handi/Disabled	3	6	
Race/ethnicity White	14	30	
Race/ethnicity Black	30	64	
Race/ethnicity Hispanic	2	4	
Race/ethnicity Asian	1	2	

9.1 Strategy for Addressing Housing Needs

- Apply for additional rental vouchers (as they may become available) and actively participate in the Section 8 Housing Choice Voucher Program.
- Reduce public housing vacancies (vacancy rate of less than >3%) to ensure all units are being utilized
- Leverage public and private funds to create additional housing opportunities
- Collaborate with the City of Lee's Summit, Jackson County, other non-profit organizations in the development of affordable housing
- Acquire or build units or developments (and explore management of other housing programs)
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Develop strategies and carry out necessary modifications to public housing units based on Section 504 Needs Assessments.
- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Explore designation of public housing units for the elderly
- Explore admissions preferences aimed at working families
- Conduct physical needs assessments, energy audits and other applicable reviews as necessary for proper planning
- Renovate and modernize existing public housing units; maintaining safe, decent and affordable housing
- Employ effective management and maintenance policies

Reasons for Selecting Strategies

- Funding and staffing constraints
- Housing needs identified in the CDBG Consolidated Plan for the City of Lee's Summit 2010 – 2014
- Local housing markets / resources / current affordable housing stock
- CHAS data
- Collaboration with the City of Lee's Summit
- Consultation with residents and advisory board

LSHA Statement of Housing Needs and Justification of Strategies / Goals

LSHA has determined that there are at least eight categories of housing needs for families that are being served or on waiting lists for programs in our jurisdiction. While affordability remains a constant priority; other important factors such as homelessness, emergency housing, housing for persons with special needs, accessibility, supportive/elderly housing, the age, location and unit size; of the housing stock are all significant.

The LSHA administers the low-income Public Housing Program in Lee's Summit. Our two developments comprise 116 units of public housing; 95 one-bedroom units and 21 two bedroom units. The waiting list is organized by date and time of application and a local preference for seniors (62 years of age and older or handicapped/disabled) is applicable to eligible applicants. At least 85% of applicants have incomes less than 50% of AMI and 44% have total household incomes less than 30% of AMI.

LSHA also administers the Section 8 Housing Choice Voucher Program. This program is operated in Greater Jackson County and includes the cities of Lee's Summit, Greenwood, Oak Grove, Lone Jack, Buckner, Blue Springs, Independence, Grain Valley, Kansas City, Grandview and Raytown. This provides an opportunity for participants to find suitable housing across a wide-range of neighborhoods and communities allowing greater housing choice. Our base line of unit months available is 649 vouchers; current funding restricts LSHA to approximate UML's of between 90-95% of base-line. At least 96% of applicants on the waiting list have incomes less than 50% of AMI and 81% have total household income less than 30% of AMI.

LSHA is primarily dependent upon HUD for federal funding for the operation and administration of its programs. The Housing Authority is affected by both federal budgetary decisions and by local economic conditions. Funding for programs can be significantly affected by future federal budgets, which will have a direct impact on meeting the needs of families in LSHA's jurisdiction.

LSHA will continue to operate its programs consistent with all applicable federal, state and local regulations. We will provide equal housing opportunities, equal access to programs, provide safe, decent public housing units for those who are eligible. LSHA will work closely within our community cooperating with local government to help keep our residents safe. We will work to market our Section 8 program to new Landlords to increase the number of units available and expand opportunities for program participants; and decrease areas of poverty.

Statement of Financial Resources

Financial Resources: Planned Sources and Uses

Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2011 grants)		
a) Public Housing Operating Fund	92,622	
b) Public Housing Capital Fund	135,108	
c) Annual Contributions for Section 8 Tenant-Based Assistance	4,284,000	
2. Prior Year Federal Grants	0	Modernization
3. Public Housing Dwelling Rental Income	384,190	Operations
4. Other income	0	
5. Non-federal sources	0	
Total resources	\$4,895,920	

10.0 Additional Information.

3-III.G. PROHIBITION AGAINST DENIAL OF ASSISTANCE TO VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, AND STALKING [Pub.L. 109-162]

The Violence Against Women Reauthorization Act of 2005 (VAWA) prohibits denial of admission to an otherwise qualified applicant on the basis that the applicant is or has been a victim of domestic violence, dating violence, or stalking. Specifically, Section 606(1) of VAWA adds the following provision to Section 8 of the U.S. Housing Act of 1937, which lists contract provisions and requirements for the housing choice voucher program:

- That an applicant or participant is or has been a victim of domestic violence, dating violence, or stalking is not an appropriate reason for denial of program assistance or for denial of admission, if the applicant otherwise qualifies for assistance or admission.

Notification and Victim Documentation

PHA Policy

The PHA acknowledges that a victim of domestic violence, dating violence, or stalking may have an unfavorable history that would warrant denial under the PHA's policies. Therefore, if the PHA makes a determination to deny admission to an applicant family, the PHA will include in its notice of denial a statement of the protection against denial provided by VAWA and will offer the applicant the opportunity to provide documentation affirming that the cause of the unfavorable history is that a member of the applicant family is or has been a victim of domestic violence, dating violence, or stalking.

The documentation must include two elements:

A signed statement by the victim that provides the name of the perpetrator and certifies that the incidents in question are bona fide incidents of actual or threatened domestic violence, dating violence, or stalking, and

One of the following:

A police or court record documenting the actual or threatened abuse, or

A statement signed by an employee, agent, or volunteer of a victim service provider; an attorney; a medical professional; or another knowledgeable professional from whom the victim has sought assistance in addressing the actual or threatened abuse. The professional must attest under penalty of perjury that the incidents in question are bona fide incidents of abuse, and the victim must sign or attest to the statement.

The applicant must submit the required documentation with her or his request for an informal review (see section 16-III.D) or must request an extension in writing at that time. If the applicant so requests, the PHA will grant an extension of 10 business days, and will postpone scheduling the applicant's informal review until after it has received the documentation or the extension period has elapsed. If after reviewing the documentation provided by the applicant the PHA determines the family is eligible for assistance, no informal review will be scheduled and the PHA will proceed with admission of the applicant family.

Perpetrator Removal or Documentation of Rehabilitation

PHA Policy

In cases where an applicant family includes the perpetrator as well as the victim of domestic violence, dating violence, or stalking, the PHA will proceed as above but will require, in addition, either (a) that the perpetrator be removed from the applicant household and not reside in the assisted housing unit or (b) that the family provide documentation that the perpetrator has successfully completed, or is successfully undergoing, rehabilitation or treatment.

If the family elects the second option, the documentation must be signed by an employee or agent of a domestic violence service provider or by a medical or other knowledgeable professional from whom the perpetrator has sought or is receiving assistance in addressing the abuse. The signer must attest under penalty of perjury to his or her belief that the rehabilitation was successfully completed or is progressing successfully. The victim and perpetrator must also sign or attest to the documentation. This additional documentation must be submitted within the same time frame as the documentation required above from the victim.

PHA Confidentiality Requirements

All information provided to the PHA regarding domestic violence, dating violence, or stalking, including the fact that an individual is a victim of such violence or stalking, must be retained in confidence and may neither be entered into any shared database nor provided to any related entity, except to the extent that the disclosure (a) is requested or consented to by the individual in writing, (b) is required for use in an eviction proceeding, or (c) is otherwise required by applicable law.

Resolution # 382
Adopted March 7, 2007

**Amendment to ACOP
& Admin Plan**

Violence Against Women Act

LEE'S SUMMIT HOUSING AUTHORITY 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 Housing Authority to respond appropriately to the violence while maintaining a safe environment for Housing Authority, employees, tenants, applicants, Section 8 participants, program participants and others.

The Policy will assist the Lee's Summit Housing Authority (LSHA) in providing rights under the Violence Against Women Act to its applicants, public housing residents, Section 8 participants and other program participants.

2.0 Mission Statement

LSHA'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).

LSHA shall not discriminate against an applicant, public housing resident, Section 8 program participant or other program participant on the basis of the rights or privileges provided under the VAWA.

This Policy is incorporated into LSHA's "Statement Of Policies Governing Admission to Continuing Occupancy of Low Rent Housing" and "Section 8 Program Administrative Plan" and applies to all LSHA housing programs.

3.0 Definitions

The definitions in this Section apply only to this Policy.

3.1 Confidentiality: Means that LSHA will not enter information provided to LSHA under 4.0 and 4.1 into a shared database or provide this information to any related entity except as stated in 4.2.

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 of Missouri, 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 of the State of Missouri 42 U.S.C. § 1437d (u) (3) (B).

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 parentis; 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 LSHA, 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 4.0 and 4.1 or as requested by LSHA.

3.9 Failure to Provide Certification Under 4.0 and 4.1

The person shall provide complete and accurate certifications to LSHA, owner or manager 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, LSHA, the owner or manager may take action to deny or terminate participation or tenancy under: 42 U. S. C. § 14371 (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.

4.0 HUD Approved Certification

For each incident that a person is claiming is abuse, the person shall certify to LSHA, owner or manager their 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.

4.1 Other Certification

A person who is claiming victim status shall provide to LSHA, an owner or manager:

- 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.

4.2 Confidentiality

LSHA, the owner and manager shall keep all information provided to LSHA under this Section confidential. LSHA, owner and manager 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. § 14371 (5) & (6) (See Section 5 in this Policy);
 - (ii) termination of Section 8 assistance under 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) (See Section 5 in this Policy); or
- (c) the disclosure is required by applicable law.

4.3 Compliance Not Sufficient to Constitute Evidence of Unreasonable Act

The LSHA, owner or manager compliance with Sections 4.0, 4.1 and 4.2 shall alone not be sufficient to show evidence of an unreasonable act or omission by them.

4.4 Appropriate Basis for Denial of Admission, Assistance or Tenancy

4.5 LSHA shall not deny participation or admission to a program on the basis of a person's victim status, if the person otherwise qualifies for admission of assistance.

4.6 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, terminating Section 8 assistance or occupancy rights, or evicting a tenant.

4.7 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.

4.8 Notwithstanding Sections 4.5, 4.6. and 4.7 LSHA, an owner or manager 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).

4.9 Nothing in Sections 4.5., 4.6 and 4.7 shall limit the authority of LSHA, an owner or manager, 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.

5.0 Nothing in Sections 4.5., 4.6 and 4.7 limits LSHA, an owner or manager's 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 LSHA, owner or manager may not hold a victim to a more demanding standard.

5.1 Nothing in Sections 4.5, 4.6 and 4.7 limits LSHA, an owner or manager's authority to evict or terminate assistance, or deny admission to a program if the LSHA, owner or manager can show an actual and imminent threat to other tenants, neighbors, guests, their employees, persons providing service to the property or others if the tenant family is not evicted or terminated from assistance or denied admission.

5.2 Nothing in Sections 4.5, 4.6 or 4.7 limits LSHA, an owner or manager'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.

5.3 A Section 8 recipient who moves out of an assisted dwelling unit to protect their health or safety and who:

- a) is a 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 Section 8 program may receive a voucher and move to another Section 8 jurisdiction.

5.4 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 PHA unit, receive a Section 8 voucher and stay in jurisdiction or move to another Section 8 jurisdiction.

5.5 Actions Against a Perpetrator

LSHA may evict, terminate assistance, 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 LSHA 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 4.0; and f) other reasonable measures.

6.0 Notice to Applicants, Participants, Tenants and Section 8 Managers and Owners

LSHA shall provide notice to applicants, participants, tenants, managers and owners of their rights and obligations under Section 4.2 Confidentiality and Section 4.4 Appropriate Basis for Denial of Admission, Assistance or Tenancy.

7.0 Reporting Requirements

LSHA shall include in its 5 year plan a statement of goals, objectives, policies or programs that will serve the needs of victims. LSHA shall 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.

8.0 Conflict and Scope

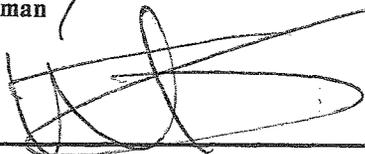
This Policy does not enlarge LSHA's duty under any law, regulation or ordinance. If this Policy conflicts with the applicable law, regulation or ordinance, the law, regulation or ordinance shall control. If this Policy conflicts with another LSHA policy such as its Statement of Policies or Section 8 Administration Plan, this Policy will control.

9.0 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.



Chairman



Secretary

Seal

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Lee's Summit Housing Authority, MO 030

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

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

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

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

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

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

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

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

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

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

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

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

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

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency 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.)

MO 030 - 111 SE Grand Avenue, Lee's Summit, Jackson County, MO 64063, Capital Fund

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

Darrin J. Taylor

Title

Executive Director

Signature

Date

X

6/26/11

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Lee's Summit Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

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

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

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

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

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

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

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

Name of Authorized Official

Darrin J. Taylor

Title

Executive Director

Signature



Date (mm/dd/yyyy)

6/20/11

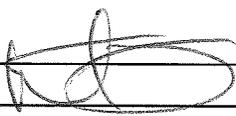
DISCLOSURE OF LOBBYING ACTIVITIES

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 checked="" type="checkbox"/> a. bid/offer/application b. initial award 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: Lee's Summit Housing Authority 111 SE Grand Avenue Lee's Summit, MO 64063 Congressional District, if known: 5th	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: U.S. Department Housing and Urban Development	7. Federal Program Name/Description: Capital Fund Program CFDA Number, if applicable: _____	
8. Federal Action Number, if known: MO16P030501-11	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i> N/A	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> N/A	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the 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:  Print Name: <u>Darrin J. Taylor</u> Title: <u>Executive Director</u> Telephone No.: <u>816-524-1100</u> Date: <u>6/20/11</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

**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 10/01/2011 and ending 9/30/2011 to HUD as "the Plan", of which this document is a part and make the following certifications and agreements with the U.S. 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.

Lee's Summit Housing Authority

MO 030

PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20__ - 20__

Annual PHA Plan for Fiscal Years 2011 - 2015

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

MIKE S. FORD

BOARD CHAIR

Signature

Date

Mike S. Ford

7/6/11

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

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

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

I, Stephen Arbo the City Manager certify that the Five Year and
Annual PHA Plan of the Lee's Summit Housing Authority is consistent with the Consolidated Plan of
City of Lee's Summit prepared pursuant to 24 CFR Part 91.

 6/30/11

Signed / Dated by Appropriate State or Local Official

LEE'S SUMMIT
HOUSING AUTHORITY
ANNUAL AGENCY PLAN

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI)
COUNTY OF JACKSON) ss.

I, John F. Beaudoin, being duly sworn, on oath, state that I am the Publisher of the Lee's Summit Journal, a weekly newspaper of general circulation, printed and published continuously for a period of at least three years in the County of Jackson, State aforesaid; and the said newspaper has complied with the provision of Section 493.050, Revised Statutes of Missouri, 1979, as amended and that the notice here to annexed was published in said newspaper for 2 issues and/or weeks consecutively as follows:

1st insertion, Vol. 129 No. 84 dated 4/15, 20 11

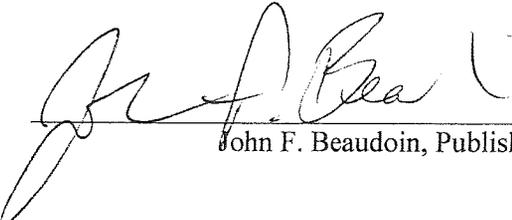
2nd insertion, Vol. 129 No. 85 dated 4/20, 20 11

3rd insertion, Vol. _____ No. _____ dated _____, 20 _____

4th insertion, Vol. _____ No. _____ dated _____, 20 _____

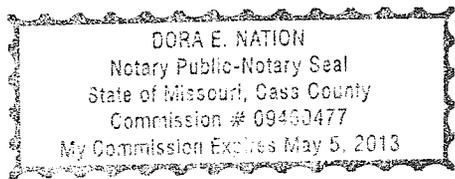
5th insertion, Vol. _____ No. _____ dated _____, 20 _____

6th insertion, Vol. _____ No. _____ dated _____, 20 _____


John F. Beaudoin, Publisher

Subscribed and sworn to before me this
20th day of April, 20 11

Witness my hand and official seal

The Lee's Summit Housing Authority announces that on April 24, 2011 the housing authority will make available for public review a draft copy of its Annual Agency Plan which is a component of its 5-Year Plan for the period covering 10/01/2010 - 09/30/2015. The 5-Year and Annual Agency Plan is a requirement of the Quality Housing and Work Responsibility Act of 1998 and in accordance with guidelines found at 24 CFR 903. These documents will be available for review Monday through Friday from 9:00 AM to 4:00 PM at the LSHA administrative offices located at 111 SE Grand Avenue, Lee's Summit, MO 64063 for a period of approximately 45 days. The LSHA has scheduled a public hearing to be held on June 8, 2011 at 10:00 AM at the LSHA administrative offices. At this time, LSHA shall receive and consider any and all comments prior to finalization of the agency plan for submission to HUD on or before July 15, 2011.

Published: Vol. 129 No. 84 & 85, April 15 & 20, 2011