

PHA Plans

Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined 5-Year Plan for Fiscal Years 2000 - 2005

Streamlined Annual Plan for Fiscal Year 2004 (April 1, 2004 – March 31, 2005)

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Independence Housing Authority **PHA Number:** MO017

PHA Fiscal Year Beginning: (mm/yyyy) 04/2004

PHA Programs Administered:

- Public Housing and Section 8** **Section 8 Only** **Public Housing Only**
Number of public housing units: 535 Number of S8 units: Number of public housing units:
Number of S8 units: 876

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

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

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2000 - 2005

[24 CFR Part 903.12]

A. 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. (select one of the choices below)

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

The PHA's mission is: (state mission here)

Dedicated to providing our community with quality, affordable housing that is decent, well maintained, and free from drugs and violent crime. We strive to make the best use of all available resources so that our residents may live in an environment that is clean, well maintained, and attractive. Our goal is to manage our public housing units in a manner that is consistent with good, financially sound property management practices. We are committed to providing our residents with as many opportunities as possible to become economically self-sufficient. We shall do all of these things while serving our residents and neighboring citizens with the highest degree of professional courtesy, empathy, and respect.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAs ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

PHA Goal: Expand the supply of assisted housing

Objectives:

- Apply for additional rental vouchers:
- Reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- Other (list below)

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score)

- Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
- Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.

Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

- **To provide improved living conditions for very low and low income families while maintaining their rent payments at an affordable level.**
- **To operate a socially and financially sound public housing agency that provides decent, safe, and sanitary housing within a drug free, suitable living environment for tenants and their families.**
- **To lawfully deny the admission of applicants, or the continued occupancy of residents, whose habits and practices reasonably may be expected to adversely affect the health, safety, comfort, or welfare or other residents or the physical environment of the neighborhood, or create a danger to housing authority employees.**
- **To provide opportunities for upward mobility or families who desire to achieve self-sufficiency.**
- **To ensure compliance with Title VI of the Civil Rights Act of 1964 and all other applicable Federal laws and regulations.**

Streamlined Annual PHA Plan PHA Fiscal Year 2004-2005

[24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
 - a. PHA Progress on Meeting 5-Year Mission and Goals
 - b. Criteria for Substantial Deviations and Significant Amendments
 - c. Other Information Requested by HUD
 - i. Resident Advisory Board Membership and Consultation Process
 - ii. Resident Membership on the PHA Governing Board
 - iii. PHA Statement of Consistency with Consolidated Plan
 - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2003 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

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

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions;

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

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

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

Housing Needs of Families on the PHA’s Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	561		202
Extremely low income <=30% AMI	509	91%	
Very low income (>30% but <=50% AMI)	47	8%	
Low income (>50% but <80% AMI)	5	1	
Families with children	454	81	
Elderly families	24	4	
Families with Disabilities	83	15	
Race/ethnicity: White	433	77	
Race/ethnicity: Black	114	21	
Race/ethnicity: Am. Indian	8	1	
Race/ethnicity: Asian	6	1	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	333	59	
2 BR	139	25	
3 BR	77	14	
4 BR	12	2	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Housing Needs of Families on the PHA’s Waiting Lists			

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	949		213
Extremely low income <=30% AMI	835	88	
Very low income (>30% but <=50% AMI)	114	12	
Low income (>50% but <80% AMI)	0	0	
Families with children	797	84	
Elderly families	38	4	
Families with Disabilities	114	12	
Race/ethnicity: White	637	67	
Race/ethnicity: Black	275	29	
Race/ethnicity: Am. Indian	28	3	
Race/ethnicity: Asian	9	1	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 1			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.12 (b), 903.7 (c)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 20__ grants)		
a) Public Housing Operating Fund	748,093	
b) Public Housing Capital Fund	648,101	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	5,410,392	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2002 ROSS	114,567	Service Coordinator
2003 Capital Fund	648,101	Capital Projects
3. Public Housing Dwelling Rental Income		
	929,635	
4. Other income (list below)		
Tenant Assessments	29,500	Program Administration
Interest on General Fund	2,500	Program Administration
4. Non-federal sources (list below)		
Total resources	8,530,889	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
 When families are within a certain time of being offered a unit: (state time) (90 days)
 Other: (describe)

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

- Criminal or Drug-related activity
 Rental history
 Housekeeping
 Other (describe): status in other HUD housing programs (e.g.: Voucher Program)

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

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

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

(2)Waiting List Organization

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

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

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

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

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? NO
If yes, complete the following table; if not skip to d.

Site-Based Waiting Lists

Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? ___

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? ___

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

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

1. How many site-based waiting lists will the PHA operate in the coming year?0

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

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

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

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

(3) Assignment

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

- One
 Two
 Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
 Over-housed
 Under-housed
 Medical justification
 Administrative reasons determined by the PHA (e.g., to permit modernization work)
 Resident choice: (state circumstances below)
 Other: (list below)

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

B. Section 8

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

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors):
 - Other (list below)

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

- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below): Public Housing rental history (if applicable)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below): Waiting list is closed.

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?
- If yes, state circumstances below:

(4) Admissions Preferences

- a. Income targeting
- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?
- b. Preferences
1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

- Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

- Date and time of application
- Drawing (lottery) or other random choice technique

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one of the following two)

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

b. Minimum Rent

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

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

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

2. If yes to question 2, list these policies below: Adopted "0" minimum rent policy.

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

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

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below: Those paying ceiling or flat rents could pay less than 30% AGI.

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below: Ceiling and flat rents established by unit size.
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

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

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase

- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

Other (list below)

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

- Annually
 Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard?
(select all that apply)

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

(2) Minimum Rent

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

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

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

5. Capital Improvement Needs

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)
- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)
Development name:
Development (project) number:
Status of grant: (select the statement that best describes the current status)
 Revitalization Plan under development
 Revitalization Plan submitted, pending approval
 Revitalization Plan approved
 Activities pursuant to an approved Revitalization Plan underway
- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
- e. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If "No", skip to component 7; if "yes", complete one activity description for each development on the following chart.)

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

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

(1) Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

(2) Program Description

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? 6

b. PHA established eligibility criteria

Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below: (in draft at this time)

c. What actions will the PHA undertake to implement the program this year (list)?

- Complete and adopt a homeownership plan.
- Have at least one family participating in the program by the end of the year.

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d. Demonstrating that it has other relevant experience (list experience below).

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 - 2005.)

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

a. Substantial Deviation from the 5-Year Plan

Substantial deviations from the 5-year plan shall be defined as discretionary changes (changes not required by rule, regulation or emergency) to agency goals, objectives, operating policies or capital improvement plans that fundamentally

change the scope and intent of the plan and require formal approval of the Housing Authority Board of Commissioners.

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

b. Significant Amendment or Modification to the Annual Plan

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

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

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

a. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

If yes, provide the comments below: (see attachment)

b. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were

- necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: Walter J. Johnson

Method of Selection:

Appointment
The term of appointment is (include the date term expires): 09/05/2004

Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

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

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

Eligible candidates: (select one)

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

Eligible voters: (select all that apply)

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

Other (list)

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

Date of next term expiration of a governing board member:

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position):

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: (provide name here)

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

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

b. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

(4) (Reserved)

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

10. Project-Based Voucher Program

- a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

PHA Name: The Housing Authority of the City of Independence, MO	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	64,810			
3	1408 Management Improvements	20,000			
4	1410 Administration	83,477			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	18,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	30,000			
10	1460 Dwelling Structures	400,814			
11	1465.1 Dwelling Equipment—Nonexpendable	24,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	7,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	648,101			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Independence, MO			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Low Rent Operation	1406 CK		64,810				
HA-Wide	Management Improvement							
	Staff Training	1408.1 CK		10,000				
	Computer Software Updates	1408.2 CK		10,000				
HA-Wide	Administration							
	Administrative Salaries & Benefits	1410.2 CK		57,642				
	Accounting Fees	1410.3 CK		2,196				
	CIP Admin Asst Salary & Benefits (1/2 time)	1410 CK		23,639				
HA-Wide	Professional Fees and Costs							
	Architectural/Engineering Fees & Costs	1430.1 CK		18,000				
HA-Wide	Non Dwelling Equipment							
	Replace computer Equipment	1475.1 CK		5,000				
	Maintenance Equipment	1475.2 CK		2,000				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

PHA Name: The Housing Authority of the City of Independence, MO		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<i>Site Improvements</i>							
MO017-01	Renovate Playgrounds	1450 CK	5,000					
MO017-01	Repair/Replace Perimeter Fence	1450 CK	8,000					
MO017-02	Parking Lot Repair/Resurface	1450 CK	7,000					
MO017-02	Replace North Side Chain Link Fence	1450 CK	5,000					
MO017-02	Install Fence on West Boundary	1450 CK	5,000					
	<i>Dwelling Structures</i>							
MO017-01	Renovate Remaining Dwelling Units	1460 CK	100,814					
MO017-02	Replace Chiller	1460 CK	300,000					
	<i>Dwelling Equipment-Nonexpendable</i>							
MO017-01	Replace Appliances	1465.1 CK	7,000					
MO017-03/05	Replace Appliances	1465.1 CK	7,000					
MO017-02	Replace Appliances	1465.1 CK	10,000					

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name:			Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:			Federal FY of Grant:	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Housing Authority of the City of Independence, MO				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 4 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 5 FFY Grant: 2008 PHA FY: 2008
Low Rent Operations	Annual Statement	64,810	64,810	64,810	64,810
Management Improvements					
Staff Training		10,000	10,000	10,000	10,000
Management Trainee Salary/Benefits		0	0	0	0
Computer Software Updates		10,000	10,000	10,000	10,000
Administration					
Administrative Salaries/Benefits		56,460	55,219	53,916	53,916
Accounting Fees		2,196	2,196	2,196	2,196
CIP Admin Asst's .Salary/Benefits		24,821	26,062	27,365	27,365
Professional Fees and Costs					
Architectural/Engineering Fees and Costs		18,000	18,000	18,000	18,000
Non Dwelling Equipment					
Replace computer Equipment		5,000	5,000	5,000	5,000
Maintenance Equipment		2,000	2,000	2,000	2,000
Replace Agency Van					
Replace Maintenance Pickup				35,000	
Replace salt spreader					5,000
Replace Tommy Lift for Truck #2			3,000		
Site Improvements		36,000	0	0	0
Dwelling Structures		389,814	427,814	395,814	410,814
PART I SUMMARY CONTINUED					

13. Capital Fund Program Five-Year Action Plan

<i>Dwelling Equipment – Nonexpendable</i>		24,000	24,000	24,000	24,000
<i>Non dwelling Structures</i>		5,000	0	0	0
CFP Funds Listed for 5-year planning		648,101	648,101	648,101	648,101
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan		
Part II: Supporting Pages—Work Activities		
Activities for Year 1	Activities for Year :_2005___ FFY Grant: 2005 PHA FY: 2005	Activities for Year: __2006_ FFY Grant: 2006 PHA FY: 2006

13. Capital Fund Program Five-Year Action Plan

	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	<i>Hocker Heights/001</i>	<i>Site Improvements</i>		<i>Hocker Heights/001</i>	<i>Site Improvements</i>	
Annual		Replace Deteriorated Sidewalks			Replace Deteriorated Sidewalks	
Statement		Replace Porch @ 304/306 N Leslie			Replace Porch @ 304/306 N Leslie	
		Parking Lot Repair/Surface	10,000		Parking Lot Repair/Surface	
		Renovate Playgrounds			Renovate Playgrounds	
		Remove Tree Stumps			Remove Tree Stumps	
		Plant New Trees & Shrubs	5,000		Plant New Trees & Shrubs	
		Repair/Replace Perimeter Fence			Repair/Replace Perimeter Fence	
	<i>Southview Manor /003&005</i>	<i>Site Improvements</i>		<i>Southview Manor /003&005</i>	<i>Site Improvements</i>	
		Parking Lot Repair/Resurface	8,000		Parking Lot Repair/Resurface	
		Retaining Wall Maintenance	3,000		Retaining Wall Maintenance	
	<i>Pleasant Heights/ 002</i>	<i>Site Improvements</i>		<i>Pleasant Heights/ 002</i>	<i>Site Improvements</i>	
		Parking Lot Repair/Resurface	10,000		Parking Lot Repair/Resurface	
		Install Drain Tile (East Entrance)			Install Drain Tile (East Entrance)	

Capital Fund Program Five-Year Action Plan		
Part II: Supporting Pages—Work Activities		
Activities for Year 1	Activities for Year : _2005_ ____ FFY Grant: 2005 PHA FY: 2005	Activities for Year: __2006_ ____ FFY Grant: 2006 PHA FY: 2006

13. Capital Fund Program Five-Year Action Plan

	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See		Repair/Replace East Side Lighting			Repair/Replace East Side Lighting	
Annual		Replace North Side Chain Link Fence			Replace North Side Chain Link Fence	
Statement		Install Fence on West Boundary			Install Fence on West Boundary	
	<i>Hocker Heights/001</i>	<i>Dwelling Structures</i>		<i>Hocker Heights/001</i>	<i>Dwelling Structures</i>	
		Renovate Remaining Dwelling Units	192,831		Renovate Remaining Dwelling Units	189,314
		Roof Repair/Replacement	15,000		Roof Repair/Replacement	15,000
		Modify All Stairway Handrails to 4" Spacing	5,000		Modify All Stairway Handrails to 4" Spacing	
		Repair Foundation (4 units)	10,000		Repair Foundation (4 units)	
		Replace dead bolts w/ IC cores Phase 3			Replace dead bolts w/ IC cores Phase 3	
		Install DDC System at 401 Hocker Terr & 330 N Hocker			Install DDC System at 401 Hocker Terr & 330 N Hocker	
	<i>Southview Manor/003/005</i>	<i>Dwelling Structures</i>		<i>Southview Manor/003/005</i>	<i>Dwelling Structures</i>	
		Community Room Drinking Fountain			Community Room Drinking Fountain	
		Install Handrail on North & South Patios	3,000		Install Handrail on North & South Patios	

Capital Fund Program Five-Year Action Plan		
Part II: Supporting Pages—Work Activities		
Activities for Year 1	Activities for Year : <u>2005</u> ____ FFY Grant: 2005 PHA FY: 2005	Activities for Year: <u>2006</u> ____ FFY Grant: 2006 PHA FY: 2006

13. Capital Fund Program Five-Year Action Plan

	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
		Install New Security Camera/Recording System	8,483			
See		Install Chilled Water Pipes in Units	25,000		Install Chilled Water Pipes in Units	
Annual		Install ADA Compliant Room Numbers	3,500		Install ADA Compliant Room Numbers	
Statement		Replace Exterior Trash Room Doors			Replace Exterior Trash Room Doors	10,000
		Repair Rear Drive Areas	13,000		Repair Rear Drive Areas	
		Replace Domestic Water Supply Valves	11,000		Replace Domestic Water Supply Valves	
		Replace Atriums of Both Buildings			Replace Atriums of Both Buildings	41,000
		Replace & Replumb Bldg A Water Heater	20,000		Replace & Replumb Bldg A Water Heater	
		Renovate Elevators	50,000		Renovate Elevators	50,000
		Install Energy Efficient Exit Signs			Install Energy Efficient Exit Signs	5,000
		Install DDC System to control HVAC equip,			Install DDC System to control HVAC equip,	25,000
		Replace all Door locks to accept IC cores Phase 2			Replace all Door locks to accept IC cores Phase 2	10,000
		Add more security lighting to buildings			Add more security lighting to buildings	
		Paint all wall and steps in Stairway A & B			Paint all wall and steps in Stairway A & B	
	<i>Pleasant Heights/002</i>	<i>Dwelling Structures</i>		<i>Pleasant Heights/002</i>	<i>Dwelling Structures</i>	
		Exterior Brick Maintenance /Repair			Exterior Brick Maintenance /Repair	10,000

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year :_2005___ FFY Grant: 2005 PHA FY: 2005			Activities for Year: __2006_ FFY Grant: 2006 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See		Install Bar Locks on Patio Doors			Install Bar Locks on Patio Doors	
Annual		Install Bar-type Handles on Trash Chutes			Install Bar-type Handles on Trash Shutes	
Statement		Replace Cooling Tower			Replace Cooling Tower	
		Replace Chiller			Replace Chiller	
		Replace Kitchen Cabinets (Phase 1)			Replace Kitchen Cabinets (Phase 1)	45,000
		Install ADA Compliant Room Numbers			Install ADA Compliant Room Numbers	6,000
		Install Sink & Lavatory Shutoff Valves			Install Sink & Lavatory Shutoff Valves	7,500
		Replace Exit Lights with Energy Efficient Units			Replace Exit Lights with Energy Efficient Units	5,000
		Replace Roof Hatch & Stairway			Replace Roof Hatch & Stairway	2,000
		Replace deadbolts with IC cores–Phase 1	8,000		Replace deadbolts with IC cores–Phase 1	
		Install DDC System to control HVAC	25,000		Install DDC System to control HVAC	
		Replace Carpet in lobby			Replace Carpet in lobby	

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : __2007__ FFY Grant: 2007 PHA FY: 2007			Activities for Year: _2008 FFY Grant: 2008 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<i>Hocker Heights/001</i>	<i>Site Improvements</i>		<i>Hocker Heights/001</i>	<i>Site Improvements</i>	
	Replace Deteriorated Sidewalks			Replace Deteriorated Sidewalks	
	Replace Porch @ 304/306 N Leslie			Replace Porch @ 304/306 N Leslie	
	Parking Lot Repair/Surface			Parking Lot Repair/Surface	
	Renovate Playgrounds			Renovate Playgrounds	
	Remove Tree Stumps			Remove Tree Stumps	
	Plant New Trees & Shrubs			Plant New Trees & Shrubs	
	Repair/Replace Perimeter Fence			Repair/Replace Perimeter Fence	
<i>Southview Manor /003&005</i>	<i>Site Improvements</i>		<i>Southview Manor /003&005</i>	<i>Site Improvements</i>	
	Parking Lot Repair/Resurface			Parking Lot Repair/Resurface	
	Retaining Wall Maintenance			Retaining Wall Maintenance	
<i>Pleasant Heights/ 002</i>	<i>Site Improvements</i>		<i>Pleasant Heights/ 002</i>	<i>Site Improvements</i>	
	Parking Lot Repair/Resurface			Parking Lot Repair/Resurface	
	Install Drain Tile (East Entrance)			Install Drain Tile (East Entrance)	

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year :_2007__ FFY Grant: 2007 PHA FY: 2007			Activities for Year: _2008__ FFY Grant: 2008 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	Repair/Replace East Side Lighting			Repair/Replace East Side Lighting	
	Replace North Side Chain Link Fence			Replace North Side Chain Link Fence	
	Install Fence on West Boundary			Install Fence on West Boundary	
<i>Hocker Heights/001</i>	<i>Dwelling Structures</i>		<i>Hocker Heights/001</i>	<i>Dwelling Structures</i>	
	Renovate Remaining Dwelling Units	395,814		Renovate Remaining Dwelling Units	410,814
	Roof Repair/Replacement			Roof Repair/Replacement	
	Modify All Stairway Handrails to 4" Spacing			Modify All Stairway Handrails to 4" Spacing	
	Repair Foundation (4 units)			Repair Foundation (4 units)	
	Replace dead bolts w/ IC cores Phase 3			Replace dead bolts w/ IC cores Phase 3	15,000
	Install DDC System at 401 Hocker Terr & 330 N Hocker			Install DDC System at 401 Hocker Terr & 330 N Hocker	
<i>Southview Manor/003/005</i>	<i>Dwelling Structures</i>		<i>Southview Manor/003/005</i>	<i>Dwelling Structures</i>	
	Community Room Drinking Fountain			Community Room Drinking Fountain	
	Install Handrail on North & South Patios			Install Handrail on North & South Patios	

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year :_2007___ FFY Grant: 2007 PHA FY: 2007			Activities for Year: _2008__ FFY Grant: 2008 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	Install Chilled Water Pipes in Units			Install Chilled Water Pipes in Units	
	Install ADA Compliant Room Numbers			Install ADA Compliant Room Numbers	
	Replace Exterior Trash Room Doors			Replace Exterior Trash Room Doors	
	Repair Rear Drive Areas			Repair Rear Drive Areas	
	Replace Domestic Water Supply Valves			Replace Domestic Water Supply Valves	
	Replace Atriums of Both Buildings			Replace Atriums of Both Buildings	
	Replace & Replumb Bldg A Water Heater			Replace & Replumb Bldg A Water Heater	
	Renovate Elevators			Renovate Elevators	
	Install Energy Efficient Exit Signs			Install Energy Efficient Exit Signs	
	Install DDC System to control HVAC equip,			Install DDC System to control HVAC equip,	
	Replace all Door locks to accept IC cores Phase 2			Replace all Door locks to accept IC cores Phase 2	
	Add more security lighting to buildings			Add more security lighting to buildings	
	Paint all wall and steps in Stairway A & B			Paint all wall and steps in Stairway A & B	
<i>Pleasant Heights/002</i>	<i>Dwelling Structures</i>		<i>Pleasant Heights/002</i>	<i>Dwelling Structures</i>	
	Exterior Brick Maintenance /Repair			Exterior Brick Maintenance /Repair	

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year :__2007_ FFY Grant: 2007 PHA FY: 2007			Activities for Year: __2008_ FFY Grant: 2008 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	Install Bar Locks on Patio Doors			Install Bar Locks on Patio Doors	
	Install Bar-type Handles on Trash Chutes			Install Bar-type Handles on Trash Chutes	
	Replace Cooling Tower			Replace Cooling Tower	
	Replace Chiller			Replace Chiller	
	Replace Kitchen Cabinets (Phase 1)			Replace Kitchen Cabinets (Phase 1)	
	Install ADA Compliant Room Numbers			Install ADA Compliant Room Numbers	
	Install Sink & Lavatory Shutoff Valves			Install Sink & Lavatory Shutoff Valves	
	Replace Exit Lights with Energy Efficient Units			Replace Exit Lights with Energy Efficient Units	
	Replace Roof Hatch & Stairway			Replace Roof Hatch & Stairway	
	Replace deadbolts with IC cores-Phase 1			Replace deadbolts with IC cores-Phase 1	
	Install DDC System to control HVAC			Install DDC System to control HVAC	
	Replace Carpet in lobby			Replace Carpet in lobby	

ATTACHMENT TO THE 2004 AGENCY PLAN

PARTICIPANT ADVISORY COMMITTEE COMMENTS

November 20, 2003

Comments from Southview Manor residents:

A petition was signed by 85% of the residents asking for security cameras to be installed
New furniture for the lobby areas
New curtains

Comments from Hocker Heights residents:

Requested that 409 Hocker Terrace, a one-bedroom unit, to be left off-line to be used for meetings and classes. The bedroom could be used for a play room for children who accompany parents.

Would like the community building to be renovated. The roof leaks badly.

Would like to see child care while parents go to school or work

Comments from Pleasant Heights residents:

Need security camera on 7th floor repositioned due to tree interference to line of sight.

Better lighting on the west side of the building. Suggests new lighting like Kansas City has for streets.

Hot water heater is malfunctioning.

INDEPENDENCE HOUSING AUTHORITY
FFY 2001 CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Independence, Missouri		Grant Type and Number Capital Fund Program Grant No: MO016P01750101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0		
2	1406 Operations	20,110	67,346	67,346	67,346
3	1408 Management Improvements Soft Costs	15,000	14,037	14,037	14,037
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	78,720	66,339	66,339	66,339
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	21,000	1,076	1,076	1,076
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	92,730	15,975	15,975	0
10	1460 Dwelling Structures	606,410	672,374	672,374	672,374
11	1465.1 Dwelling Equipment—Nonexpendable	29,000	23,842	23,842	23,842
12	1470 Nondwelling Structures	1,500	0	0	0
13	1475 Nondwelling Equipment	10,000	13,480	13,480	13,480
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	874,470	874,470	874,470	858,494
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	0	0	0	0
24	Amount of line 21 Related to Security – Soft Costs	0	0	0	0
25	Amount of Line 21 Related to Security – Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	0	0	0	0

INDEPENDENCE HOUSING AUTHORITY
FFY 2001 CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Independence, Missouri			Grant Type and Number Capital Fund Program Grant No: MO016P01750101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original (Rev 3)	Revised (Rev 4)	Funds Obligated	Funds Expended	
PHA Wide	Operations	Code						
	Operations	1406 CJ		20,110	67,346	67,346	67,346	Complete
	Total for 1406			20,110	67,346	67,346	67,346	“
PHA Wide	Management Improvements							
	Staff Training	1408.1 CJ		10,000	6,128	6,128	6,128.16	Complete
	Computer Software	1408.2 CJ		5,000	5,800	5,799.14	5,799.14	“
	Compliance Officer's Salary	1408.5 CJ		0	1,950	1,948.58	1,948.58	“
	Compliance Officer's Benefits	1408.6 CJ		0	162	161.42	161.42	“
	Total for 1408			15,000	14,038	14,037.30	14,037.30	“
PHA Wide	Administration							
	Advertising	1410 CJ		0	1,220	1,220.28	1,220.28	Complete
	Administration Salaries	1410.1 CJ		60,000	57,522	57,521.55	57,521.55	“
	Administrative Benefits	1410.2 CJ		15,000	4,497	4,496.82	4,496.82	“
	Fee Accounting	1410.3 CJ		3,720	3,100	3,100.00	3,100.00	“
	Total for 1410			78,720	66,339	66,338.65	66,338.65	“
PHA Wide	Fees and Cost							
	A and E Fees	1430.1 CJ		21,000	1,076	1,076.00	1,076.00	Complete
	Total for 1430			21,000	1,076	1,076.00	1,076.00	“

INDEPENDENCE HOUSING AUTHORITY
FFY 2001 CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Independence, Missouri		Grant Type and Number Capital Fund Program Grant No: MO016P01750101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Site Improvements		Code					
MO017-01	Landscaping/Storm Drainage (phase 2)	1450.1	CJ	90,000	12,975	0.00	0.00	Hold
MO017-01	Sidewalk Improvements	1450.2	CJ	3,000	3,000	0.00	0.00	“
	Total 1450 PHA-Wide	1450		93,000	15,975	0.00	0.00	0%
	Dwelling Structures							
MO017-01	Security Lighting	1460.4	CJ	2,000	0	N/A	N/A	
MO017-02	Make-up Air Project	1460.1	CJ	524,010	635,820	635,820.26	635,820.26	Complete
MO017-02	Security Lighting	1460.5	CJ	2,000	0	N/A	N/A	
MO017-02	Hallway Renovation (Phase II)	1460.2	CJ	18,000	18,750	18,750.00	18,750.00	“
MO017-02	Replace Fan Coil Units 1 st Floor	1460.6	CJ	32,400	0	N/A	N/A	
MO017-02	Emergency Chiller Repair - PH	1460.31	CJ	0	13,904	13,903.61	13,903.61	“
MO017-03/05	Hallway Renovation (Phase II)	1460.3	CJ	18,000	0	N/A	N/A	
MO017-03/05	Replace Water Shutoff Valves	1460.7	CJ	150	10,000	0	N/A	
MO017-03/05	Emergency Elevator Repair	1460.8	CJ	0	3,900	3,900.00	3,900.00	“
	Total 1460 PHA-Wide	1460		606,410	672,374	672,373.87	672,373.87	“
	Dwelling Equipment							
MO017-01	Replace Appliances (phase 3)	1465.1	CJ	10,000	6,763	6,763.29	6,763.29	Complete
MO017-02	Replace Appliances (phase 3)	1465.2	CJ	10,000	8,560	8,560.00	8,560.00	“
MO017-03/05	Replace Appliances (phase 3)	1465.3	CJ	9,000	8,519	8,518.97	8,518.97	“
	Total 1465 PHA-Wide	1465		29,000	23,842	23,842.26	23,842.26	“

INDEPENDENCE HOUSING AUTHORITY
FFY 2001 CAPITAL FUND PROGRAM TABLES

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

PHA Name: The Housing Authority of the City of Independence, Missouri		Grant Type and Number Capital Fund Program No: MO016P01750101 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1406	03/31/03	07/13/03		03/31/04	07/13/04		ACC Amendment Signed 7/13/01
1408	03/31/03	07/13/03		03/31/04	07/13/04		ACC Amendment Signed 7/13/01
1410	03/31/03	07/13/03		03/31/04	07/13/04		ACC Amendment Signed 7/13/01
1430	03/31/03	07/13/03		03/31/04	07/13/04		ACC Amendment Signed 7/13/01
1450	03/31/03	07/13/03		03/31/04	07/13/04		ACC Amendment Signed 7/13/01
1460	03/31/03	07/13/03		03/31/04	07/13/04		ACC Amendment Signed 7/13/01
1465	03/31/03	07/13/03		03/31/04	07/13/04		ACC Amendment Signed 7/13/01
1470	03/31/03	07/13/03		03/31/04	07/13/04		ACC Amendment Signed 7/13/01
1475	03/31/03	07/13/03		03/31/04	07/13/04		ACC Amendment Signed 7/13/01

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Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Independence, Missouri		Grant Type and Number Capital Fund Program Grant No: MO016P01750102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	83,477	83,477	83,477	83,477
3	1408 Management Improvements Soft Costs Management Improvements Hard Costs	54,350	54,350	13,244	13,244
4	1410 Administration	71,837	71,837	71,837	47,324
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	20,000	20,000	20,000	13,059
8	1440 Site Acquisition	0	85,000	85,000	0
9	1450 Site Improvement	276,000	128,912	102,912	102,912
10	1460 Dwelling Structures	257,474	310,762	310,862	183,226
11	1465.1 Dwelling Equipment—Nonexpendable	35,000	35,000	16,012	16,012
12	1470 Nondwelling Structures	10,000	18,800	18,800	0
13	1475 Nondwelling Equipment	26,634	26,634	24,634	24,634
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	834,772	834,772	746,778	428,277
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	0	0	0	0
24	Amount of line 21 Related to Security – Soft Costs	0	0	0	0
25	Amount of Line 21 Related to Security – Hard Costs	11,000	11,000	0	0
26	Amount of line 21 Related to Energy Conservation Measures	0	0	0	0

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Independence, Missouri			Grant Type and Number Capital Fund Program Grant No: MO016P01750102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original (Rev3)	Revised (Rev4)	Funds Obligated	Funds Expended	
PHA Wide	Operations							
	Transfer to Operations			83,477	83,477	83,477	83,477	
	Total	1406		83,477	83,477	83,477	83,477	100% Oblg.
PHA Wide	Management Improvements							
	Staff Training			15,000	15,000	11,553	11,553	
	Computer Software & Support			10,000	10,000	1,671	1,671	
	Management Trainee Salary/Benefits			29,350	29,350	0	0	
	Total	1408		54,350	54,350	13,244	13,244	24% Oblg.
PHA Wide	Administration							
	Administrative Salaries & Benefits			36,255	36,255	36,255	30,082	
	Admin. Assistant Sal. & Benefits			28,142	28,142	28,142	13,832	
	Accounting Fees			7,440	7,440	7,440	3,410	
	Total	1410		71,837	71,837	71,837	47,324	100% Oblg.
PHA Wide	Fees and Cost							
	Professional Services			20,000	20,000	20,000	13,059	
	Total	1430		20,000	20,000	20,000	13,059	100% Oblg.

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

PHA Name: The Housing Authority of the City of Independence, Missouri		Grant Type and Number Capital Fund Program Grant No: MO016P01750102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Site Acquisition								
MO017-01/05	Purchase Parking Lot			0	85,000	85,000	0	
	Total 1440 PHA-Wide	1440		0	85,000	85,000	0	100% Oblg.
Site Improvements								
MO017-01	Landscaping/Storm Drainage			50,000	0	0	0	
MO017-01	Additional Security Lighting			8,000	8,000	0	0	
MO017-03/05	Repair Retaining Wall			3,000	0	0	0	
MO017-03/05	Repair Sidewalks			0	2,686	2,686	2,686	
MO017-03/05	Replace Exterior Benches			5,000	0	0	0	
MO017-02	Additional Security Lighting			3,000	3,000	0	0	
MO017-02	Replace Transformer - PH			107,000	100,226	100,226	100,226	
MO017-03/05	Expand Parking Lot			100,000	15,000	0	0	
	Total 1450 PHA-Wide	1450		276,000	128,912	102,912	102,912	80% Oblg.
Dwelling Structures								
MO017-01	Renovate Dwelling Units (Phase II)		6	210,474	244,102	244,102	179,644	
MO017-03/05	Hallway Renovation (Carpet)			26,000	31,760	31,759	31,759	
MO017-03/05	Install 5 th Floor Canopy			18,000	15,000	15,000	15,000	
MO017-03/05	Replace Water Heater (emergency)			3,000	20,000	16,418	16,418	
	Total 1460 PHA-Wide	1460		257,474	310,862	310,862	183,226	100% Oblg.
Dwelling Equipment								
MO017-01	Replace Appliances (phase 4)			10,000	10,000	3,363	3,363	
MO017-02	Replace Appliances (phase 4)			10,000	10,000	8,801	8,801	
MO017-03/05	Replace Appliances (phase 4)			15,000	15,000	3,848	3,848	
	Total 1465 PHA-Wide	1465		35,000	35,000	16,012	16,012	46% Oblg.

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Independence, Missouri			Grant Type and Number Capital Fund Program Grant No: MO016P01750102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Non Dwelling Structures							
MO017-01	Maintenance Building Siding/Windows			10,000	18,800	18,800	0	
	Total 1470 PHA-Wide	1470		10,000	18,800	18,800	0	100% Oblg.
PHA Wide	Non Dwelling Equipment							
	Computer Hardware			24,634	24,634	24,634	24,634	
	Maintenance Equipment			2,000	2,000	0	0	
	Total 1475 PHA-Wide	1475		26,634	26,634	24,634	24,634	100% Oblg.
	TOTAL GRANT EXPENSE			834,772	834,772	746,778	428,277	89% Oblg.

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: The Housing Authority of the City of Independence, Missouri			Grant Type and Number Capital Fund Program No: MO016P01750102 Replacement Housing Factor No:				Federal FY of Grant: <p style="text-align: center;">2002</p>
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1406	5/31/04	5/31/04		5/31/06	5/31/06		
1408	5/31/04	5/31/04		5/31/06	5/31/06		
1410	5/31/04	5/31/04		5/31/06	5/31/06		
1430	5/31/04	5/31/04		5/31/06	5/31/06		
1450	5/31/04	5/31/04		5/31/06	5/31/06		
1460	5/31/04	5/31/04		5/31/06	5/31/06		
1465	5/31/04	5/31/04		5/31/06	5/31/06		
1470	5/31/04	5/31/04		5/31/06	5/31/06		
1475	5/31/04	5/31/04		5/31/06	5/31/06		

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Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Independence, Missouri		Grant Type and Number Capital Fund Program Grant No: MO016P01750103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	83,477	64,810	0	0
3	1408 Management Improvements Soft Costs Management Improvements Hard Costs	58,875	20,000	0	0
4	1410 Administration	83,477	83,477	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	24,000	24,000	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	67,443	69,500	0	0
10	1460 Dwelling Structures	475,500	361,00	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	35,000	25,314	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	7,000	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collaterization or Debt Service	0	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	834,772	648,101	0	0
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	0	0	0	0
24	Amount of line 21 Related to Security – Soft Costs	0	0	0	0
25	Amount of Line 21 Related to Security – Hard Costs	25,000	2,500	0	0
26	Amount of line 21 Related to Energy Conservation Measures	0	0	0	0

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

PHA Name: The Housing Authority of the City of Independence, Missouri		Grant Type and Number Capital Fund Program Grant No: MO016P01750103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations	Code						
	Transfer to Operations			83,477	64,810			
	Total	1406		83,477	64,810	0	0	
PHA Wide	Management Improvements							
	Staff Training			15,000	10,000			
	Computer Software			15,000	10,000			
	Management Trainee Salary/Benefits			28,875	0			
	Total	1408		58,875	20,000	0	0	
PHA Wide	Administration							
	CIP Assist. Salary & Benefits			22,513	22,513			
	Administrative Salaries & Benefits			58,768	58,768			
	Accounting Fees			2,196	2,196			
	Total	1410		83,477	83,477	0	0	
PHA Wide	Fees and Cost							
	Professional Services			24,000	24,000			
	Total	1430		24,000	24,000	0	0	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name: The Housing Authority of the City of Independence, Missouri		Grant Type and Number Capital Fund Program Grant No: MO016P01750103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Site Improvements	Code						
MO017-001	Replace Deteriorated Sidewalks			15,000	50,000			
“	Replace Porch – 304/306 N.L.			5,000	0			
“	Renovate Playground Areas			10,000	5,000			
“	Remove Tree Stumps			3,000	0			
“	Plant Trees & Shrubbery			2,000	0			
“	Repair/Replace Perimeter Fence			8,000	0			
“	Parking Lot Repair			0	0			
MO017-002	East Entrance Drain Tile			5,000	5,000			
“	Repair East Side Lighting			2,443	2,500			
“	Replace North Side Fence			5,000	0			
“	Install West Boundary Fence			5,000	0			
“	Parking Lot Repair			0	0			
MO017-003/005	Parking Lot Repair/Resurface			7,000	7,000			
	Total 1450 PHA-Wide	1450		67,443	69,500	0	0	
	Dwelling Structures							
MO017-001	Renovate Dwelling Units (Phase III)			300,000	186,000			
MO017-002	Install Patio Door Bar Locks			3,000	3,000			
“	Replace Trash Shut Handles			2,000	2,000			
“	Replace Cooling Tower			170,000	170,000			
“	Boiler Repair			0	0			
“	Renovate Hallways (Phase II)			0	0			
MO017-003/005	Replace Drinking Fountain			500	0			
“	Renovate Hallways (Phase II)			0	0			
“	Security Video System			0	0			
	Total 1460 PHA-Wide	1460		475,500	361,000	0	0	

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

PHA Name: The Housing Authority of the City of Independence, Missouri		Grant Type and Number Capital Fund Program Grant No: MO016P01750103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Dwelling Equipment							
MO017-01	Replace Appliances (phase 4)			10,000	7,000			
MO017-02	Replace Appliances (phase 4)			10,000	7,000			
MO017-03/05	Replace Appliances (phase 4)			15,000	11,314			
	Total 1465 PHA-Wide	1465		35,000	25,314	0	0	
	Non Dwelling Structures							
	None			0	0			
	Total 1470 PHA-Wide			0	0	0	0	
PHA Wide	Non Dwelling Equipment							
	Computer Hardware			10,000	0			
	Maintenance Equipment			2,000	0			
	Total 1475 PHA-Wide	1475		12,000	0	0	0	
	TOTAL GRANT EXPENSE			834,772	648,101	0	0	

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

PHA Name: The Housing Authority of the City of Independence, Missouri		Grant Type and Number Capital Fund Program No: MO016P01750103 Replacement Housing Factor No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
1406	6/30/05	10/01/05		6/30/06	10/01/07			
1408	6/30/05	10/01/05		6/30/06	10/01/07			
1410	6/30/05	10/01/05		6/30/06	10/01/07			
1430	6/30/05	10/01/05		6/30/06	10/01/07			
1450	6/30/05	10/01/05		6/30/06	10/01/07			
1460	6/30/05	10/01/05		6/30/06	10/01/07			
1465	6/30/05	10/01/05		6/30/06	10/01/07			
1470	6/30/05	10/01/05		6/30/06	10/01/07			
1475	6/30/05	10/01/05		6/30/06	10/01/07			