

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Housing Authority of the City of Independence</u> PHA Code: <u>MO017</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>4/1/2011</u>																										
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>525</u> Number of HCV units: <u>1,647</u>																										
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
<b>5.1</b>	<b>Mission (see 2010 Five-Year Plan)</b>																										
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.  (see 2010 Five-Year Plan)																										
<b>6.0</b>	<b>PHA Plan Update</b>  (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:  Generally speaking, the PHA Plan elements remain the same as in 2010, with the exception of the Capital Fund portion of the Plan, including an updated 5-Year Capital Plan. This Plan also adds the element of utilization of the Capital Fund Financing Program (see section 8.3).  (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.  Pleasant Heights Property Manager's Office, 210 S. Pleasant, Independence, MO 64050 HAI Central Office, 210 S. Pleasant, Independence, MO 64050 Director of Public Housing's Office, 330 N. Hocker, Independence, MO 64050 Hocker Heights Property Manager's Office, 401 Hocker Terrace, Independence, MO 64050 Southview Manner Property Manager's Office, 2600 Hub Drive, Independence, MO 64055 The PHA's website : <a href="http://www.independenceha.org">www.independenceha.org</a>																										
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i>  <i>The HA may submit a demolition plan to HUD to tear down up to 4 Hocker Heights dwelling units as part of the CFFP modernization project proposed for 2010. This decision will be made after review of the Physical Needs Assessment (PNA) completed in 2010. If a demolition plan is submitted to HUD, the PHA will request HUD approval to transfer future subsidies applicable to the lost public housing units to the Section 8 voucher program.</i>  <i>The HA will continue the Section 8 voucher homeownership program, which to date is helping 12 families purchase homes.</i>																										
<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.																										
<b>8.1</b>	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.  <i>The forms HUD-50075.1 performance reports for CFP grant years 2008 and 2009, the 2009 CFRG and FFY 2010 CFP grant are attached to this Plan document .at the back end.</i>																										

8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p><i>The updated CFP Five-Year Action Plan (form HUD-50075.2) covering fiscal the years beginning 4/1/2010 and ending 3/31/2015 is attached to this Plan document.</i></p>																																																																																																									
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>The Housing Authority may utilize the CFFP to borrow approximately \$1.5 Million for the purposes of completing modernization of the site and dwelling units at Hocker Heights. Prior to the proposed borrowing, the HA will have completed modernization of all but 24 of the 138 dwelling units in that complex. An Request for Proposals (RFP) was issued in the fall of 2009 seeking a lender for these purposes and Fannie Mae was the only responder. In 2010, however, Fannie Mae abruptly ceased making the CFFP loans, which stopped our financing efforts. The HA intends to seek out alternative financing partners but does not have one identified at this time.</p>																																																																																																									
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p><b>(Note: Rather than insert several pages of statistics and maps here, the Housing Authority is attaching the City of Independence' 2009-10 CDBG &amp; Home Action Plan at the end of this document. Statistical analysis of the population begins on page 11 of the Action Plan.)</b></p> <p>The Housing Authority currently has 960 families on the Public Housing waiting list and 398 families on the Section 8 Voucher waiting list. The Public Housing waiting list was closed in December 2009 to all but elderly and/or disabled families, due to the length of wait for housing of two years or more. Over 85% (819) of the families on the Public Housing waiting list do not qualify as either elderly or disabled families for selection purposes.</p> <p>The Section 8 waiting list closed and will be for years to come. The agency temporarily opened the Section 8 waiting list in 2010 and took in 4,793 applications in two weeks. Up to date statistics are unavailable on this group, as staff members are still working to enter the applicants into the associated software database. The following statistics were true of this time in 2010:</p> <p><b><u>Following are the waiting list statistics from 2010:</u></b></p> <table border="1" data-bbox="214 995 1062 1801"> <thead> <tr> <th><u>Race</u></th> <th colspan="2"><u>Section 8 Voucher</u></th> <th colspan="2"><u>Public Housing</u></th> </tr> </thead> <tbody> <tr> <td>Black/African American</td> <td>251</td> <td>63.07%</td> <td>356</td> <td>37.08%</td> </tr> <tr> <td>Not Assigned</td> <td>1</td> <td>.25%</td> <td>10</td> <td>1.04%</td> </tr> <tr> <td>Asian</td> <td>2</td> <td>.50%</td> <td>9</td> <td>.94%</td> </tr> <tr> <td>White</td> <td>121</td> <td>30.40%</td> <td>550</td> <td>57.29%</td> </tr> <tr> <td>Native Hawaiian/Other Pacific Islander</td> <td>2</td> <td>.50%</td> <td>5</td> <td>.52%</td> </tr> <tr> <td>American Indian/Alaska native</td> <td>21</td> <td>5.28%</td> <td>30</td> <td>3.13%</td> </tr> <tr> <td>Total</td> <td>398</td> <td></td> <td>960</td> <td></td> </tr> </tbody> </table> <p><b><u>Ethnicity</u></b></p> <table border="1" data-bbox="214 1289 1062 1388"> <tbody> <tr> <td>Hispanic or Latino</td> <td>5</td> <td>1.26%</td> <td>46</td> <td>4.79%</td> </tr> <tr> <td>Not Assigned</td> <td>1</td> <td>.25%</td> <td>10</td> <td>1.04%</td> </tr> <tr> <td>Not Hispanic or Latino</td> <td>392</td> <td>98.49%</td> <td>904</td> <td>94.17%</td> </tr> <tr> <td>Total</td> <td>398</td> <td></td> <td>960</td> <td></td> </tr> </tbody> </table> <p><b><u>Family Composition</u></b></p> <table border="1" data-bbox="214 1461 1062 1583"> <tbody> <tr> <td>Single (not elderly or disabled)</td> <td>19</td> <td>4.77%</td> <td>183</td> <td>19.06%</td> </tr> <tr> <td>Family (not elderly or disabled)</td> <td>291</td> <td>73.12%</td> <td>591</td> <td>61.56%</td> </tr> <tr> <td>Disabled (but not elderly)</td> <td>80</td> <td>20.10%</td> <td>169</td> <td>17.60%</td> </tr> <tr> <td>Elderly (age 62+ head of household)</td> <td>8</td> <td>2.01%</td> <td>17</td> <td>1.77%</td> </tr> <tr> <td>Total</td> <td>398</td> <td></td> <td>960</td> <td></td> </tr> </tbody> </table> <p><b><u>Income Qualifications</u></b></p> <table border="1" data-bbox="214 1656 1062 1755"> <tbody> <tr> <td>Low Income</td> <td>7</td> <td>1.76%</td> <td>14</td> <td>1.46%</td> </tr> <tr> <td>Very Low Income</td> <td>58</td> <td>14.57%</td> <td>73</td> <td>7.60%</td> </tr> <tr> <td>Extremely Low Income</td> <td>333</td> <td>83.67%</td> <td>873</td> <td>90.94%</td> </tr> <tr> <td>Total</td> <td>398</td> <td></td> <td>960</td> <td></td> </tr> </tbody> </table> <p><b>Average Gross Income/Year</b>                      <b>\$11,901.33</b>    <b>\$7,398.28</b></p>	<u>Race</u>	<u>Section 8 Voucher</u>		<u>Public Housing</u>		Black/African American	251	63.07%	356	37.08%	Not Assigned	1	.25%	10	1.04%	Asian	2	.50%	9	.94%	White	121	30.40%	550	57.29%	Native Hawaiian/Other Pacific Islander	2	.50%	5	.52%	American Indian/Alaska native	21	5.28%	30	3.13%	Total	398		960		Hispanic or Latino	5	1.26%	46	4.79%	Not Assigned	1	.25%	10	1.04%	Not Hispanic or Latino	392	98.49%	904	94.17%	Total	398		960		Single (not elderly or disabled)	19	4.77%	183	19.06%	Family (not elderly or disabled)	291	73.12%	591	61.56%	Disabled (but not elderly)	80	20.10%	169	17.60%	Elderly (age 62+ head of household)	8	2.01%	17	1.77%	Total	398		960		Low Income	7	1.76%	14	1.46%	Very Low Income	58	14.57%	73	7.60%	Extremely Low Income	333	83.67%	873	90.94%	Total	398		960	
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<p>9.1</p>	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p><b>The PHA will makes it’s best efforts to address current housing needs as follows:</b></p> <ul style="list-style-type: none"> <li>• <b>Maximize occupancy of the Public Housing dwelling units by responsible families.</b></li> <li>• <b>Enforce screening and eviction policies to ensure that only responsible families receive assistance.</b></li> <li>• <b>Maintain the Public Housing inventory in decent, safe condition, and determine the long-term viability of current stock.</b></li> <li>• <b>Maximize utilization of Section 8 housing assistance funding and assist as many families as possible with that funding by holding down per family assistance costs.</b></li> <li>• <b>Work with industry organizations and Congress toward increasing housing assistance funding in order to help more families.</b></li> <li>• <b>Work with the City of Independence and other affordable housing groups to increase the availability of such housing locally.</b></li> <li>• <b>Seek out new funding avenues in order to directly preserve existing housing and increase affordable housing inventory.</b></li> </ul>
<p>10.0</p>	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>The PHA has improved Public Housing occupancy to over 95% and on average maintains that level on a monthly basis. The PHA also works diligently to maximize utilization of the Section 8 voucher housing assistance funding provided annually by Congress, which is most recently sufficient to assist approximately 92% of the 1,647 base line vouchers the agency is supposed to be able to assist. The PHA continues to support home-buyer opportunities for program recipients. To date 12 of the agency’s voucher holders are using their housing assistance to purchase homes.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p><b><u>Criteria for Substantial Deviations and Significant Amendments</u></b></p> <p><b>(1) Amendment and Deviation Definitions</b> 24 CFR Part 903.7(r)</p> <p>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.</p> <p><b>a. Substantial Deviation from the 5-Year Plan</b></p> <p>Substantial deviations from the 5-year plan are defined as discretionary changes (changes not required by rule, regulation or emergency) to agency goals, objectives, operating policies or capital improvement plans that fundamentally change the scope and intent of the plan and require formal approval of the Housing Authority Board of Commissioners.</p> <p>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.</p> <p><b>b. Significant Amendment or Modification to the Annual Plan</b></p> <p>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.</p> <p>1. Actions such as changes to rent or admissions policies, organization of waiting lists, additions of non-emergency capital improvement work items (items not included in the current 5-year Capital Improvement Plan) exceeding 10% of the grant amount, changes in the use of Capital Fund replacement reserve funds, additions of new activities not included in the current PHDEP Plan and any change with regard to demolition, disposition or designation of the agency’s public housing stock, homeownership programs or conversion activities shall be considered significant amendments or modifications of the Annual Plan. Movement of approved Capital Fund work items between grant years within the term of the 5-year Plan shall not be considered significant amendments or modifications of the Annual Plan.</p>

<b>11.0</b>	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> <li>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</li> <li>(g) Challenged Elements</li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ul>
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**THE FFY 2011 CAPITAL FUND ANNUAL STATEMENT BUDGET AND THE FIVE-YEAR CAPITAL IMPROVEMENT PLAN FOLLOW THIS PAGE.**

**THE FFY 2008, 2009, AND 2010, PLUS THE 2009 CFRG ANNUAL STATEMENTS APPEAR AT THE END OF THIS DOCUMENT**

<b>Part I: Summary</b>						
<b>PHA Name:</b> the Housing of the City of Independence, MO HA Code MO017		<b>Grant Type and Number</b> Capital Fund Program Grant No: applied for Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant: 2011</b> <b>FFY of Grant Approval:</b> 0	
<b>Type of Grant</b> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	<b>74,563</b>				
3	1408 Management Improvements	<b>10,000</b>				
4	1410 Administration (may not exceed 10% of line 21)	<b>74,563</b>				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	<b>25,000</b>				
8	1440 Site Acquisition					
9	1450 Site Improvement	<b>47,000</b>				
10	1460 Dwelling Structures	<b>504,504</b>				
11	1465.1 Dwelling Equipment—Nonexpendable	<b>10,000</b>				
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities <sup>4</sup>					

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

<b>Part I: Summary</b>					
<b>PHA Name:</b> <b>Housing Authority of the City of Independence</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: applied for Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant:2010</b> <b>FFY of Grant Approval:</b>			
<b>Type of Grant</b>					
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> (revision no: )		<input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b>		<input type="checkbox"/> <b>Revised Annual Statement</b>	
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <b>Evaluation Report</b>				<input type="checkbox"/> <b>Final Performance and</b>	
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost <sup>1</sup></b>	
		<b>Original</b>	<b>Revised <sup>2</sup></b>	<b>Obligated</b>	<b>Expended</b>
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	<b>745,630</b>			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director Edward F. Miller</b>			<b>Signature of Public Housing Director</b>		
<b>Date</b>			<b>Date</b>		

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

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<b>Part II: Supporting Pages</b>								
PHA Name: Housing Authority of the City of Independence, MO			<b>Grant Type and Number</b> Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2011</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>PHA-Wide</b>	<b>Operations</b>	<b>1406</b>		<b>74,563</b>				
<b>PHA-Wide</b>	<b>Staff Training</b>	<b>1408.1</b>		<b>5,000</b>				
<b>PHA-Wide</b>	<b>Computer Hardware</b>	<b>1408.2</b>		<b>5,000</b>				
<b>PHA-Wide</b>	<b>Administrative Fees</b>	<b>1410.9</b>		<b>74,563</b>				
<b>PHA-Wide</b>	<b>Professional Services (A&amp;E)</b>	<b>1430.1</b>		<b>25,000</b>				
MO017001	Sidewalk Repair	1450.1	open	10,000				
MO017002	Sidewalk Repair	1450.2	open	20,000				
MO017003/005	Sidewalk Repair	1450.3	Open	10,000				
MO017003/005	Drainage Landscaping	1450.4	Open	7,000				
MO017001	Dwelling Unit Roof Replacement	1460.1	4 bldgs.	40,000				
MO017001	Replace old meter boxes	1460.2	11	16,500				
MO017002	Repair/resurface building exterior	1460.3	All	100,000				
MO017002	Replace Unit Fan/Coil Units	1460.4	58	163,004				
MO017003/005	Water Heaters + Softener on "A" side	1460.5	2 & 1	35,000				
MO017003/005	Repair/resurface roofs	1460.6	All	50,000				
MO017003/005	Exterior repair/resurface	1460.7	All	100,000				
MO017001	Appliances	1465.1	open	10,000				
	<b>Grand Total</b>			<b>745,630</b>				

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

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





<b>PART I: SUMMARY</b>						
PHA Name/Number			Locality (City/County & State)		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2011</u>	Work Statement for Year 2 FFY <u>2012</u>	Work Statement for Year 3 FFY <u>2013</u>	Work Statement for Year 4 FFY <u>2114</u>	Work Statement for Year 5 FFY <u>2015</u>
<b>B</b>	Physical Improvements Subtotal	Annual Statement	561,504	561,504	561,504	561,504
C.	Management Improvements		10,000	10,000	10,000	10,000
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	ADMINISTRATION		74,563	74,563	74,563	74,563
F.	Other (Professional Services)		25,000	25,000	25,000	25,000
G.	Operations		74,563	74,563	74,563	74,563
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		745,630	745,630	745,630	745,630
L.	Total Non-CFP Funds					
M.	Grand Total	745,630	745,630	745,630	745,630	745,630





**Part III: Supporting Pages – Management Needs Work Statement(s)**

Work Statement for Year 1 FFY 2010	Work Statement for Year: 2 FFY 2011		Work Statement for Year: 3 FFY 2012	
	<b>Development Number/Name</b> General Description of Major Work Categories	Estimated Cost	<b>Development Number/Name</b> General Description of Major Work Categories	Estimated Cost
SEE	PHA-wide operations	\$74,563	PHA-wide operations	\$74,563
ANNUAL	PHA-WIDE STAFF TRAINING	\$5,000	PHA-WIDE STAFF TRAINING	\$5,000
Statement	PHA-wide software	\$5,000	PHA-wide software	\$5,000
	PHA-wide administrative costs	\$74,563	PHA-wide administrative costs	\$74,563
	PHA-wide A & E costs	\$25,000	PHA-wide A & E costs	\$25,000
	Subtotal of Estimated Cost	\$184,126	Subtotal of Estimated Cost	\$184,126



# Housing Authority of the City of Independence, Missouri

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## **Violence Against Women Act Policy**

### **1.0 Purpose**

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

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

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

### **2.0 Mission Statement**

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

### **3.0 Definitions**

The definitions in this Section apply only to this Policy.

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

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

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

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

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

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

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

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

**3.7 Stalking:**

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

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

## **4.0 Certification and Confidentiality**

### **4.1 Failure to Provide Certification Under 4.2 and 4.3**

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

### **4.2 HUD Approved Certification**

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

### **4.3 Other Certification**

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

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

### **4.4 Confidentiality**

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

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

### **4.5 Compliance Not Sufficient to Constitute Evidence of Unreasonable Act**

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

### **5.0 Appropriate Basis for Denial of Admission, Assistance or Tenancy**

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

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

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

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



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

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

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

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

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

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

## **6.0 Actions Against a Perpetrator**

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

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

## **7.0 Notice to Applicants and Tenants.**

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

## **8.0 Reporting Requirements**

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

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

## **9.0 Conflict and Scope**

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

## **10.0 Amendment**

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

## **GOALS:**

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

END

## **Resident/Staff Input on the Plan**

Resident meetings regarding development of the 2011 Annual and 2011-2015 5-Year Capital Plan were held at all three public housing sites and input was solicited via advertisement and during the public hearing held by the Board of Commissioners. The following capital work items were identified via resident comments and staff input during inspections of the property.

### **Hocker Heights Capital Needs**

Conduct a comprehensive physical needs assessment (done in 2010)  
Electric meter boxes must be replaced on 11 more buildings per City (2011 CFP)  
Several dwelling unit entry handrails are rusting and some unstable. (2011 operating)  
All of the playgrounds need attention, some with mulching type and some equipment problems. (unplanned)  
Replace fence on wall at office (curb appeal). . (unplanned)  
Replace fence along Truman Road (curb appeal). (2011 CFP)  
Dumpster pad at office/concrete over flume east of office (done 2010)  
Secure loan to finish modernization project (24 units not yet completed) (seeking lender)  
Replace lower-efficiency dwelling unit HVAC systems with high-efficiency systems (in 5-year plan)  
Replace lower-efficiency office HVAC systems with high-efficiency systems. (in 2010 CFP)  
Roof repair/replacement as needed. (in 5-year plan)

### **Pleasant Heights Capital Needs**

Conduct a comprehensive physical needs assessment (done in 2010)  
Concrete circle drive. (done in 2010)  
Spauling concrete on patios/edges (planned in 2011)  
Paint building exterior (planned in 2011)  
Paint hallways, common areas and stairwells. (in new 5-year plan)  
Kitchen renovations (in new 5-year plan)  
Dwelling unit fan coil units (heating/cooling in apartments) (in new 5-year plan)  
Exterior brick tuck pointing. (in new 5-year plan)  
Replace water heaters with high-efficiency boilers. (done in 2010)  
Clean/repair/replace entire building plumbing systems. (unplanned)  
Replace lower-efficiency office HVAC systems with high-efficiency systems. (2010 CFP)

### **Southview Manor Capital Needs**

Conduct a comprehensive physical needs assessment (done in 2010)  
Vent dryers directly out of building (in 2010 CFP)  
Install heaters in trash rooms (2010 operating)  
Sidewalk near north parking lot (hdc. accessible) (done in 2010)  
Ramps to south patio from parking (unplanned)  
Wheelchair access sidewalk across Hub to east parking lot (done in 2010)  
Replace mail boxes (in 5-year plan)  
Paint building – exterior (in 2011 CFP)  
Common area furniture – all matching (in 5-year plan)  
Improve drainage outside buildings (in 5-year plan)  
Repair/replace existing sidewalks as needed. (Done in 2010)  
Fill in grass area by B-Building – install additional bench areas (in 5-year plan)  
B-Building would like public bathroom (wheelchair accessible) (unplanned)

Replace water heaters with boilers. (in 5-year plan)  
Paint hallways, common areas and stairwells. (in 5-year plan)  
Replace existing heating boilers. (in 5-year plan)  
Repair bulge in exterior rear building “A” wall. (in 2011 CFP)

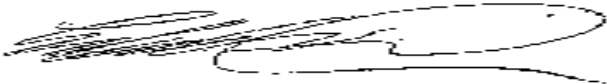
<b>Part I: Summary</b>					
<b>PHA Name: Housing Authority of the City of Independence, MO</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: MO16P01750108 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant: 2008</b> <b>FFY of Grant Approval: 2008</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:      ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	75,531	75,531	75,531	75,531
3	1408 Management Improvements	10,000	8,000	8,000.71	8,000.71
4	1410 Administration (may not exceed 10% of line 21)	75,531	75,531	75,531	75,531
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	42,000	43,348	43,347.77	43,347.77
8	1440 Site Acquisition				
9	1450 Site Improvement	125,000	28,212	28,212	28,212
10	1460 Dwelling Structures	337,530	495,934	495,934.02	495,934.02
11	1465.1 Dwelling Equipment—Nonexpendable	12,000	12,000	12,000	12,000
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	27,720	16,756	16,755.50	16,755.50
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

<b>Part I: Summary</b>					
<b>PHA Name:</b> Housing Authority of the City of Independence, MO		<b>Grant Type and Number</b> Capital Fund Program Grant No: MO16P01750108 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant:2008</b> <b>FFY of Grant Approval: 2008</b>	
<b>Type of Grant</b>					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	755.312	755,312	755.312	755,312
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	125,000	28,212	28,212	28,212
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
<b>Signature of Executive Director Edward F Miller</b>		<b>Date 1/11/2011</b>		<b>Signature of Public Housing Director</b>	
				<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>								
PHA Name: Housing Authority of the City of Independence, MO			<b>Grant Type and Number</b> Capital Fund Program Grant No: MO16P01750108 CFFP (Yes/ No): Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2008</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA-Wide	Operations	1406		75,531	75,531	75,531	75,531	Completed
PHA-Wide	Management Improvements	1408						
	Staff Training			5,000	8,000	8,000.71	8,000.71	Completed
	Computer Software			5,000	0			
	Subtotal	1408		10,000	8,000	8,000.71	8,000.71	
PHA-Wide	Management Fees	1410		75,531	75,531	75,531	75,531	Completed
PHA-Wide	Fees and Costs	1430		42,000	43,348	43,347.77	43,347.77	Completed
	Site Improvement	1450						
MO017001	Storm Drainage			50,000				
MO017001	Exterior Lighting			100,000				
MO017002	Exterior Lighting			25,000	28,212	28,212	28,212	Completed
	Subtotal			175,000	28,212	28,212	28,212	
	Dwelling Structures	1460						
MO017001	Roof Repair			60,000	349	349.08	349.08	Completed

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

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

<b>Part II: Supporting Pages</b>								
PHA Name: Housing Authority of the City of Independence, MO			<b>Grant Type and Number</b> Capital Fund Program Grant No: MO16P01750108 CFFP (Yes/ No): Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2008</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
MO017001	Renovate Dwellings			96,530	434,305	434,305.86	434,305.86	Completed
MO017002	Kitchen Cabinets			106,000				
MO017002	Roof Repair			75,000				
	Subtotal	1460		337,530	495,934	495,934.02	495,934.02	
	Dwelling Equipment	1465						
PHA-Wide	Appliances			12,000	12,000	12,000	12,000	Completed
	Subtotal	1465		12,000	12,000	12,000	12,000	
	Non-Dwelling Equipment	1475						
MO017002	Maintenance Vehicle			27,720	16,756	16,755.50	16,755.50	Completed
	Subtotal	1475		27,720	16,756	16,755.50	16,755.50	
MO017001	Development Activities	1499		0	0			
MO017001	Collateralization of Debt Service	1501		0	0			
	Grant Total			755,312	755,312	755,312	755,312	Completed

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

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



<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: Housing Authority of the Clity of Independence, MO					<b>Federal FFY of Grant: 2008</b>
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA-Wide	09/13/2010	12/31/2010	09/13/2012	12/31/2010	

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

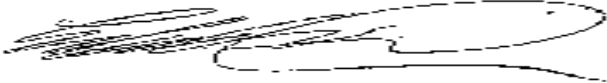
<b>Part I: Summary</b>						
<b>PHA Name: Housing Authority of the City of Independence, MO</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: MO16P01750109 Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval: 2009</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2010 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	75,288	75,288	75,288	75,288	
3	1408 Management Improvements	25,000	2,977	2,976.80	2,976.80	
4	1410 Administration (may not exceed 10% of line 21)	75,288	75,288	75,288	75,288	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	44,000	19,869	19,868.72	19,866.72	
8	1440 Site Acquisition					
9	1450 Site Improvement	110,000	104,980	104,980	104,980	
10	1460 Dwelling Structures	398,906	457,305	457,305.81	457,305.81	
11	1465.1 Dwelling Equipment—Nonexpendable	14,400	14,400	14,400	14,400	
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	10,000	2,775	2,774.67	2,774.67	
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities <sup>4</sup>					

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

<b>Part I: Summary</b>					
<b>PHA Name:</b> Housing Authority of the City of Independence, MO	<b>Grant Type and Number</b> Capital Fund Program Grant No: MO16P01750109 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant:2009</b> <b>FFY of Grant Approval: 2009</b>			
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:                      ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost <sup>1</sup></b>	
		<b>Original</b>	<b>Revised <sup>2</sup></b>	<b>Obligated</b>	<b>Expended</b>
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	752,882	752,882	752,882	752,882
21	Amount of line 20 Related to LBP Activities	0	0		
22	Amount of line 20 Related to Section 504 Activities	0	0		
23	Amount of line 20 Related to Security - Soft Costs	0	0		
24	Amount of line 20 Related to Security - Hard Costs	125,000	0		
25	Amount of line 20 Related to Energy Conservation Measures	0	27,600		
<b>Signature of Executive Director Edward F Miller</b> 		<b>Date 12-31-2010</b>	<b>Signature of Public Housing Director</b>		<b>Date</b>

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

**Part II: Supporting Pages**

PHA Name: Housing Authority of the City of Independence, MO	<b>Grant Type and Number</b> Capital Fund Program Grant No: MO16P01750109 CFFP (Yes/ No): Replacement Housing Factor Grant No:	<b>Federal FFY of Grant: 2009</b>
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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA-Wide	Operations	1406		75,288	75,288	75,288	75,288	Completed
PHA-Wide	Management Improvements	1408						
	Staff Training			5,000	1,838	1,838.22	1,838.22	Completed
	Computer Hardware			20,000	1,139	1,138.58	1,138.58	Completed
	Subtotal	1408		25,000	2,977	2,976.80	2,976.80	
PHA-Wide	Management Fees	1410		75,288	75,288	75,288	75,288	Completed
PHA-Wide	Fees and Costs	1430		44,000	19,869	19,868.72	19,868.72	Completed
	Site Improvement	1450						
MO017001	Storm Drainage			100,000	0			
MO017003/005	Sidewalk Repair and Replacement			10,000	22,495	22,495	22,495	Completed
MO017002	Drive and Parking Paving Project			0	82,485	82,485	82,485	Completed
	Subtotal			110,000	104,980	104,980	104,980	
	Dwelling Structures	1460						
MO017001	Roof Repair			25,000	0			

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

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

**Part II: Supporting Pages**

PHA Name: Housing Authority of the City of Independence, MO	<b>Grant Type and Number</b> Capital Fund Program Grant No: MO16P01750109 CFFP (Yes/ No): Replacement Housing Factor Grant No:	<b>Federal FFY of Grant: 2009</b>
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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
MO017001	Renovate Dwellings			118,906	104,835	104,834.81	104,834.81	Completed
MO017002	Replace PH Chiller (emergency)			0	222,250	222,250	222,250	Completed
MO017002	Replace Kitchen Cabinets			105,000	0			
MO017003/005	Replace Bldg A & B Chiller			150,000	130,221	130,221	130,221	Completed
	Subtotal	1460		398,906	457,306	457,305.81	457,305.81	
MO017001	Dwelling Equipment	1465		14,400	14,400	14,400	14,400	Completed
PHA-Wide	Maintenance Equipment	1475		10,000	2,775	2,774.67	2,774.67	Completed
	Grand Total			755,312	752,882	752,882	752,882	Completed

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

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

<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: Housing Authority of the Clity of Independence, MO					Federal FFY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
All Activities	09/15/2011	01/10/2011	09/15/2013	01/10/2011	Per ACC Amendment

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

<b>Part I: Summary</b>						
<b>PHA Name: Housing Authority of the City of Independence, MO</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: MO16S01750109 Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval: 2009</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:      ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	956,075		956,075	784,734.81	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities <sup>4</sup>					

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

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

U.S. Department of Housing and Urban Development

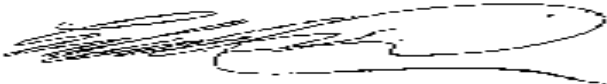
Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

**Part I: Summary**

<b>PHA Name:</b> Housing Authority of the City of Independence, MO	<b>Grant Type and Number</b> Capital Fund Program Grant No: MO16S01750109 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant:2009</b> <b>FFY of Grant Approval: 2009</b>
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**Type of Grant**  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no:      )  
 Performance and Evaluation Report for Period Ending: 12/31/2010       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	956,075	0	956,075	784,734.81
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	60,000	0	0	0

<b>Signature of Executive Director Edward F Miller</b> 	<b>Date 12-31-2010</b>	<b>Signature of Public Housing Director</b>	<b>Date</b>
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<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.



**Part II: Supporting Pages**

PHA Name: Housing Authority of the City of Independence, MO		<b>Grant Type and Number</b> Capital Fund Program Grant No: MO16S01750109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2009</b>			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
MO017001	Renovate Dwelling Units	1460	24	956,075		956,075	784,734.81	Completed

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

<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: Housing Authority of the Clity of Independence, MO					<b>Federal FFY of Grant: 2009</b>
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
MO017001	03/18/2010	5/9/2010	03/18/2011	1/6/2011	Actual (last LOCCS draw)

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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

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

<b>Part I: Summary</b>		
PHA Name:	Grant Type and Number	FFY of Grant: 2010

<b>the Housing of the City of Independence, MO</b> HA Code MO017	Capital Fund Program Grant No: applied for Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant Approval: 2010</b>
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Type of Grant  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no:1 )  
 Performance and Evaluation Report for Period Ending: 12-31-2010       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	<b>74,563</b>		<b>74,563</b>	<b>0</b>
3	1408 Management Improvements	<b>39,000</b>		<b>0</b>	
4	1410 Administration (may not exceed 10% of line 21)	<b>74,563</b>		<b>74,563</b>	<b>18,640.80</b>
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	<b>43,000</b>		<b>0</b>	<b>0</b>
8	1440 Site Acquisition				
9	1450 Site Improvement	<b>67,000</b>		<b>36,642</b>	<b>14,147</b>
10	1460 Dwelling Structures	<b>427,504</b>		<b>116,353</b>	<b>86,498</b>
11	1465.1 Dwelling Equipment—Nonexpendable	<b>25,000</b>		<b>15,202</b>	<b>15,202</b>
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment			<b>16,430</b>	<b>0</b>
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

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

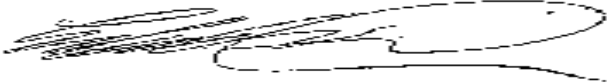
U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
**Expires 4/30/2011**

<b>Part I: Summary</b>		
PHA Name: Housing Authority	Grant Type and Number	FFY of Grant:2010 FFY of Grant Approval:

<b>of the City of Independence</b>	Capital Fund Program Grant No: applied for Replacement Housing Factor Grant No: Date of CFFP:	
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**Type of Grant**  
 Original Annual Statement                       Reserve for Disasters/Emergencies                       Revised Annual Statement (revision no: 1                      )  
 Performance and Evaluation Report for Period Ending: 12-31-2010                       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	<b>745,630</b>		<b>333,753</b>	<b>134,487.80</b>
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<b>Signature of Executive Director Edward F. Miller</b> 	<b>Date</b>	<b>Signature of Public Housing Director</b>	<b>Date</b>
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<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

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

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

PHA Name: Housing Authority of the City of Independence, MO		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>PHA-Wide</b>	<b>Operations</b>	<b>1406</b>		<b>74,563</b>		<b>74,563</b>	<b>0</b>	
<b>PHA-Wide</b>	<b>Staff Training</b>	<b>1408.1</b>		<b>5,000</b>				
<b>PHA-Wide</b>	<b>Computer Hardware</b>	<b>1408.2</b>		<b>34,000</b>				
<b>PHA-Wide</b>	<b>Administrative Fees</b>	<b>1410.9</b>		<b>74,563</b>		<b>74,563</b>	<b>18,640.80</b>	
<b>PHA-Wide</b>	<b>Professional Services (A&amp;E)</b>	<b>1430.1</b>		<b>43,000</b>				
<b>MO017001</b>	<b>Sidewalk Repair</b>	<b>1450.1</b>	<b>open</b>	<b>25,000</b>				
<b>MO017002</b>	<b>Circle Drive Repair</b>	<b>1450.2</b>	<b>1</b>	<b>25,000</b>		<b>14,147</b>	<b>14,147</b>	
<b>MO017003/005</b>	<b>Sidewalk Repair</b>	<b>1450.3</b>	<b>Open</b>	<b>10,000</b>		<b>22,495</b>	<b>0</b>	
<b>MO017003/005</b>	<b>Drainage Landscaping</b>	<b>1450.4</b>	<b>Open</b>	<b>7,000</b>				
<b>MO017001</b>	<b>Dwelling Unit Roof Replacement</b>	<b>1460.1</b>	<b>4 bldgs.</b>	<b>40,000</b>		<b>4,125</b>	<b>4,125</b>	
<b>MO017001</b>	<b>Office Building HVAC Systems</b>	<b>1465.2</b>	<b>3</b>	<b>12,000</b>				
<b>MO017002</b>	<b>Sliding Door Security Bars</b>	<b>1460.3</b>	<b>240</b>	<b>12,000</b>				
<b>MO017002</b>	<b>Update Video Security System</b>	<b>1460.4</b>	<b>1</b>	<b>15,198</b>				
<b>MO017002</b>	<b>Remodel Community Room</b>	<b>1460.5</b>	<b>1</b>	<b>25,000</b>				
<b>MO017002</b>	<b>Install Water Softener</b>	<b>1460.6</b>	<b>1</b>	<b>25,000</b>		<b>13,340</b>	<b>13,340</b>	
<b>MO017002</b>	<b>New Water Heating System</b>	<b>1460.7</b>	<b>1</b>	<b>75,000</b>		<b>69,033</b>	<b>69,033</b>	
<b>MO017002</b>	<b>Clean Unit Air Ductwork</b>	<b>1460.8</b>	<b>240</b>	<b>25,000</b>				
<b>MO017002</b>	<b>Replace Unit Fan/Coil Units</b>	<b>1460.9</b>	<b>45</b>	<b>90,306</b>				
<b>MO017002</b>	<b>Office HVAC Systems</b>	<b>1460.10</b>	<b>2</b>	<b>8,000</b>				
<b>MO017003/005</b>	<b>Install Water Heaters &amp; Softener</b>	<b>1460.11</b>	<b>2 &amp; 1</b>	<b>30,000</b>		<b>29,855</b>	<b>0</b>	
<b>MO017003/005</b>	<b>Replace Atriums</b>	<b>1460.12</b>	<b>2</b>	<b>60,000</b>				
<b>MO017003/005</b>	<b>Reflow Dryer Vents</b>	<b>1460.13</b>	<b>10</b>	<b>10,000</b>				
<b>MO017001</b>	<b>Appliances (24 renovated units)</b>	<b>1465.1</b>	<b>48</b>	<b>25,000</b>		<b>15,202</b>	<b>15,202</b>	
<b>MO017003/005</b>	<b>Controls on Rooftop Air Units</b>	<b>1475.1</b>	<b>2</b>	<b>0</b>		<b>16,430</b>	<b>0</b>	

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

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

<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: Housing Authority of the City of Independence, MO					Federal FFY of Grant: 2010
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
All Activities	07/15/2012		07/15/2014		

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.