

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Housing Authority of Kansas City, Missouri</u> PHA Code: <u>MO002</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>01/2015</u>
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2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1925</u> Number of HCV units: <u>7933</u>
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3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only
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4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)
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Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.
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5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The mission of the Housing Authority of the City of Kansas City, Missouri (HAKC) is to provide access to good quality affordable housing and services to the under-served and to create viable communities.
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	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.
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5.2	5-Year Plan Goals and Objectives: Goal #1: Expand affordable housing supply <ol style="list-style-type: none"> 1. Expand ACC units as permitted and other affordable housing units through leveraging private or other public funds through partnerships with private developers and LIHTC projects. <ol style="list-style-type: none"> a. Submit funding applications for Low Income Housing Tax Credits, mix-finance and other sources necessary to support HAKC's property and neighborhood redevelopment. b. Apply for additional vouchers if funds are available and the criteria for the funding can be met; 2. Apply for and secure a Choice Neighborhoods Implementation grant to replace Chouteau Courts in multiple mixed-income sites; 3. Project-Based Vouchers - HAKC intends to offer project-based vouchers subject to availability as appropriate and necessary to support new affordable housing and preserve existing affordable housing. <ol style="list-style-type: none"> a. When implementing these projects, the HAKC will search and develop affordable housing opportunities in nontraditional areas by deconcentrating units and vouchers within areas of poverty and encouraging movement to neighborhoods of opportunity. b. Coordinate with HUD to preserve affordable housing opportunities when owners opt out of HUD projected based voucher contracts or the projects come to the end of the contract period.
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Goal #2: Partnership Building

1. Strengthen relationships and improve networking amongst other Housing Authorities to share policies and procedures; contractor listing; and best practices
2. Build strategic partnerships –State, County, City and Community organizations
3. Continue to partner and collaborate with the Public Housing Resident Council to encourage greater resident participation
4. Continue to increase partnerships with other housing, service providers and faith based institutions
5. Continue cooperate and coordinate with the Kansas City, Missouri Police and Fire Departments.

Goal #3: Financial - HAKC’s Statement of Financial Resources changes annually for the LIPH and HCV programs.

As is most PHA’s we continue to respond to constant budget challenges by stretching dollars to do more with less, identifying new ways to be more efficient, promoting sustainability and effectiveness in our overall operations.

1. During the next five years, HAKC intends to secure a line of credit and/or secure a credit rating from a recognized rating authority to increase HAKC’s the ability to secure alternative funding sources for the revitalization and/or expansion of public and affordable housing.

Goal #4: Staff Development and Succession Planning

1. Create programs and opportunities for employees to contribute to the success of HAKC and the community.
2. Promote excellence in employee contributions toward accomplishing HAKC’s mission.
3. Develop strategies for management succession, recruitment, and skill and knowledge development for key managers, supervisors and line staff.
4. Develop wellness and work-life program as part of the Authority’s benefits.
5. Enhance HAKC’s risk management programs for employees and residents that establish proactive ways to minimize the Authority exposure to liability and property loss.
6. Fully implement and enforce the new Smoke-Free Policy and identify various programs that are available to assist employees in smoking cessation.

Goal #5: Enhance the safety of the living and work environments for public housing residents and housing authority employees:

1. Continue to provide investigative and protective support services as funds are available and as appropriate
2. Review and update as improved building access controls
3. Review and update as needed the resident “incident report” program to encourage reporting accidents (personal and property), and incidents of suspicious or criminal activity
4. Identify or create a program to address conflict resolution and crisis intervention
5. Identify and apply for crime prevention, safety and emergency grants and other funding opportunities.

Goal #6: Enhance general operations for Public Housing and Housing Choice Voucher (HCV) programs

1. Ensure equal opportunity and affirmatively further fair housing by ensuring access to assistance and sustainable living environments.
2. Fully implement the revised ACOP, lease grievance policy and Administrative Plan
3. Enhance Limited English Proficiency (LEP) plan for applicants and residents of Public Housing and Housing Choice Voucher programs.
4. Maintain “High Performer” status under the Section 8 Management Assessment Program
5. Achieve “High Performer” status under the Public Housing Assessment System.
6. Implement a web based program for online application submissions and waitlist status inquiries.
7. Review and enhance training on the responsibilities for safeguarding personally identifiable information (PII) required by HUD
8. Improve client relations, efficiency and productivity through implementing an effective staff development program that focuses on excellent service delivery, high-quality management and accountability

5.2

Goal #7: Contract and Procurement Management

1. Expand supplier and contractor outreach
2. Continue to use and expand utilization of consortia and purchasing groups for contracts for materials and services
3. Increase participation of MBE, WBE & DBE and small entities in bidding and contracting with HAKC.
4. Expand Section 3 employment opportunities
5. Develop a program to maximize the value of surplus or obsolete assets in order to generate revenue.

Goal #8: Sustainability Objectives

1. Fully implement both a physical needs assessment protocol and a green physical needs assessment protocol.

Goal #9: Management Information System and Technical Improvements

1. Improve customer service and streamline HAKC's operations to include:
 - Agency interactive phone and voicemail systems,
 - Automated information systems (i.e. phones and website)
 - Employee and resident (PH and HCV) information portals.
 - Upgrades to core business equipment, software, network systems and computer hardware.

Goal#10: Encourage and support self-sufficiency (Education and employment), homeownership, stable families and healthy living.

1. The Housing Authority is the parent organization of a not-for-profit entity, Housing Services of Kansas City. Housing Services of Kansas City (HSKC) will be used to seek sources of funding to enhance existing resident services programs in order to meet the needs of the families. The HAKC will continue to seek funding for the Public Housing and Housing Choice Voucher Family Self-Sufficiency Program by applying for HUD grants.
2. The HAKC has partnerships with multiple agencies they use to refer families for services. Many agencies offer their services at no cost to the Housing Authority families and the HAKC coordinates the activities. HAKC will continue to work with the existing community partners and explore and expand the community agencies that we collaborate with on specific projects.
3. The HAKC intends to focus services to residents on three primary categories: employment, education and health.
4. HAKC will continue to identify and address the unique needs of the elderly and near elderly residents.
5. HAKC intends to continue provide the homeownership program and youth oriented programs

6.0 PHA Plan Update

- (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

HAKC revised its ACOP and Administrative Plan. In addition to these policy changes, the HAKC:

- Adopted a Smoke Free Policy (4/14)
- Public Housing Dwelling Lease Agreement (Revised 10/14)
- Grievance Policy (Revised 10/14)
- Pet Policy (Revised 10/14)
- Approval of Public Housing new flat rent (Effective 10/14)

(Above referred policies are attached and may also be viewed at all HAKC administrative offices and community centers and on www.hakc.org)

- (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.

The 5-Year and Annual Plan can be viewed and copies obtained at the main administrative office located at 920 Main, Suite 701 and Suite 180 in Kansas City, Missouri or at www.hakc.org. Copies are also available for viewing at the individual PH properties.

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

Choice Neighborhood Initiative Grant: The Housing Authority of Kansas City, Missouri completed its Transformation Plan for Chouteau Courts Apartments and the surrounding Paseo Gateway neighborhood – Submission to HUD on July 19, 2013. HAKC intends to apply for a CNI Implementation Grant for the replacement of the 140 units at Chouteau Courts (MO001) in 2015. Brinshore Development of Chicago has been selected as the master developer for Chouteau Courts replacement housing. Chouteau Courts replacement housing will be completed in phases. If awarded the CNI grant, sites will be located primarily within the Paseo Gateway planning district, and outside the district in non-impacted neighborhoods. Phase 1 of Chouteau Courts replacement housing involves a partnership with ReStart, Inc., a homeless services agency. HAKC’s affiliate Affordable Housing of Kansas City (AHKC) was awarded 9% LIHTC for new construction of 33 units of permanent supportive housing for formerly homeless families. HAKC will continue to coordinate with its development partner to identify additional replacement housing sites. HAKC intends to apply either directly or through AHKC for LIHTC to provide financing for the replacement units. HAKC will submit the appropriate mixed finance documentation as required by HUD when appropriate.

HAKC submitted its application to participate in the Rental Assistance Demonstration (RAD) program for the replacement of Chouteau Courts. If approved, the RAD program will be independent or as a companion to the Choice Neighborhood Initiative Implementation program.

Existing Mixed Finance Developments: Included in HAKC housing inventory are 209 public housing units in seven privately-owned mixed income sites across the city. These developments total 675 units including their LIHTC-qualified and market rate units. All of these sites were developed with Low Income Housing Tax Credits (LIHTC) and public housing funding – in most cases HAKC HOPE VI loans. Over the course of the next five years six of these sites will approach the end of their 15-year LIHTC compliance periods. HAKC has a right-of-first-refusal to purchase three of those sites. In those instances HAKC will seek to acquire, refinance, and rehabilitate the sites to extend their useful life and preserve the public housing units. HAKC will seek to work with the owners of the other three sites to ensure they remain in good financial and physical health, and thus a good setting for continued occupancy by public housing residents.

HCV Project Based Vouchers: HAKC will continue to issue periodic Requests for Proposals (RFP) notifying developers and property owners of Project-Based Vouchers as a tool for affordable housing creation and preservation. HAKC is selective about awarding Project-Based Vouchers and closely examines the capacity and track record of the developer/owner and property manager before awarding a HAP contract. Notable instances where Project-Based Vouchers have helped create and preserve affordable housing are the recently opened St. Michaels Veterans Housing, Pemberton Park for Grandfamilies, and the rehabilitated Martin Luther King Village for seniors. Housing Choice Vouchers have a high utilization rate, so the number awarded each year is always less than the total number of vouchers turned over by households exiting the program. The total number of project-based vouchers awarded by HAKC to date remains well below the 20% HCV program cap stated in the Project-Based Voucher program regulation found at 24 CFR 983.

Demolition and/or Disposition: Guinotte Manor Phase III - Vacant land Phase III is 7.3 acres of vacant land in the Guinotte Manor development. It was the subject of a previous demolition application to HUD. The demolition occurred during the HOPE VI redevelopment of Guinotte Manor which reduced the number of units on the site from 412 to 219. Through a cooperation agreement with the City of Kansas City, Missouri, the Columbus Park Community Council, and the Guinotte Manor Residents Council; HAKC agreed to seek redevelopment of the site for market rate and affordable housing. The most recent HUD disposition approval allows HAKC to dispose of the parcel to HAKC’s affiliate Affordable Housing of Kansas City (AHKC). The site is part of the larger City-sponsored Columbus Park Redevelopment Plan for 20 acres. A developer selected by the City is working to implement this plan with the City assistance on site acquisition and resource commitments. If the developer determines to proceed, Phase III will be one of the properties acquired by the City under the Plan. If the City and developer determine not to proceed, AHKC will seek to develop the property itself or through a Request for Qualifications for a developer, or dispose of the property.

	<p>Demolition/Disposition Activity Description</p> <p>1a. Development name: Guinotte Manor Phase III 1b. Development (project) number: Not designated part of a development-formerly part of MO002003</p> <p>2. Activity type: Disposition <input checked="" type="checkbox"/></p> <p>3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval Planned application</p> <p>4. Date application approved, submitted, or planned for submission: Revised disposition application approved 10-30-12.</p> <p>5. Number of units affected: 0 6. Coverage of action (select one) Part of the development <input checked="" type="checkbox"/> Total development</p> <p>7. Timeline for activity: a. Actual or projected start date of activity: Subject to acquisition proposal by City's redevelopment agency expected in 2014. b. Projected end date of activity: If the City and their approved developer determine not to proceed, HAKC will seek to develop itself or dispose.</p> <p>Demolition/Disposition Activity Description</p> <p>1a. Development name: Chouteau Courts 1b. Development (project) number:</p> <p>2. Activity type: Demolition/Disposition <input checked="" type="checkbox"/></p> <p>3. Application status (select one) Approved () Submitted, pending approval Planned application (X)</p> <p>4. Date application approved, submitted, or planned for submission: To be submitted upon approval of a Choice Neighborhoods implementation grant (planned 1st quarter 2016)</p> <p>5. Number of units affected: 134 6. Coverage of action (select one) Part of the development Total development (X) Relocation and demolition may occur in phases.</p> <p>7. Timeline for activity: a. Actual or projected start date of activity: First Quarter 2016 b. Projected end date of activity: Fourth Quarter 2019</p>	
	<p>Scattered Site Asset Repositioning Strategy – HAKC will develop an asset repositioning strategy for its scattered sites portfolio to promote neighborhood revitalization, generate revenue and reduce operating expenses. In addition to planned disposition of vacant and/or obsolete properties, HAKC will work with partners to develop and acquire replacement housing in conjunction with the City of KCMO's Consolidation Plan.</p> <p>Planned Disposition - 5 Obsolete Homes in Scattered Sites-Central</p> <ol style="list-style-type: none"> 4505 E. 18th St. has been determined to be structurally unsound, primarily due to major foundation problems. The house is located in a neighborhood that undesirable due to trash and vacant lots. 313 Bellaire resides within neighborhoods which are no longer suitable for public housing residents and the cost of rehabilitation exceeds the cost of a reasonable replacement. 428 Monroe requires a full rehabilitation. The cost of rehabilitation far exceeds the value of the property. In addition, the unit is located in an undesirable neighborhood. 1705 Elmwood requires extensive rehabilitation. The cost of rehabilitation far exceeds the value of the property. 3915 Elmwood was significantly damaged by fire rendering the unit uninhabitable. 	

All five units, once disposed, will be replaced by housing units in better condition and located within higher quality neighborhoods.

Demolition/Disposition Activity Description
1a. Development name: Scattered Sites (Central) 1b. Development (project) number: MO002000338
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved Submitted, pending approval Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: Application to be submitted in 2014 subject to funding for replacement.
5. Number of units affected: 5
6. Coverage of action (select one) Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: The online disposition application will be submitted in 2014 subject to funding for replacement units. b. Projected end date of activity: Disposition approval expected in 2015, allowing HAKC to sell the sites.

Vacant lots previously approved for disposition by HUD

The following three vacant lots were previously approved for disposition by HUD. HAKC will continue to periodically market these through public advertising, and notice to neighbors. The lots are narrow and generally only suitable as side yards.

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

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

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

Demolition/Disposition Activity Description
1a. Development name: Three former scattered sites, now vacant lots, see addresses above 1b. Development (project) number: Parts of MO16P002012 and parts of MO16P002023
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval Planned application
4. Date application approved, submitted, or planned for submission: 1996 and 1999.
5. Number of units affected: The three dwelling units located on these lots were demolished prior to Receivership in 1994 (with HUD approval) and were removed from property rolls.
6. Coverage of action (select one) Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Disposition process started 1995 b. Projected end date of activity: 2015

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

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

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

5503 East 86th Street

The neighborhood surrounding the single family residence at 5503 East 86th Street has been gradually acquired and demolished by a development partnership with the intent to build a large biosciences research center onsite. Of the approximately 40 single family homes in the Jackson Hills neighborhood, only this house still stands. Because of the dramatic shift in the character of the neighborhood, the Housing Authority began negotiations for sale of the subject property to the developer. The condition for sale has been determined to be the purchase by the developer of a suitable replacement unit for the Housing Authority.

Demolition/Disposition Activity Description
1a. Development name: Scattered Sites (Central) 1b. Development (project) number: MO002000338
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval Planned application
4. Date application approved, submitted, or planned for submission: Application Approved April 22, 2013
5. Number of units affected: 1 6. Coverage of action (select one) Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Search for a suitable replacement property began in September 2012. b. Projected end date of activity: Selection of a suitable replacement property and sale of subject property expected in the last half of 2014.

Part of Blocks 2 and 3, Wayne Miner

These two partial parcels of vacant land totaling about 6 acres are located between and behind the townhomes on Blocks 2 and 3 of the Wayne Miner public housing development. The development is located between 10th and 12th Streets, Woodland and Garfield. The three-block public housing development formerly held the high-rise Wayne Miner Towers, which were demolished in 1987. 74 townhomes are all that remain on the 22-acre site. A developer proposed building a 35 - 40 units LIHTC townhome development on the vacant land in Blocks 2 & 3. The developer did not obtain LIHTC in 2011 and 2012, but may renew an application at a future date.

	<p>Demolition/Disposition Activity Description</p> <p>1a. Development name: Part of Blocks 2 & 3, Wayne Miner 1b. Development (project) number: Part of MO16P002004</p> <p>2. Activity type: Demolition X Disposition X</p> <p>3. Application status (select one) Approved Submitted, pending approval Planned application X</p> <p>4. Date application approved, submitted, or planned for submission: (2016)</p> <p>5. Number of units affected: 14 6. Coverage of action (select one) Part of the development X Total development</p> <p>7. Timeline for activity: a. Actual or projected start date of activity: (subject to State approval of the developer's LIHTC request.) b. Projected end date of activity: Construction to be completed approximately 18 months after award of LIHTC</p>
	<p><u>48th St. and Randolph Rd. (also known as Maple Corners)</u> The property is 13.4 acres of vacant land originally purchased for development of HOPE VI scattered site public housing by HAKC. Another site was chosen by HAKC after the State housing finance agency did not approve Low-Income Housing Tax Credits (LIHTC) for a mixed-finance development of the site. HAKC later submitted a proposal for a 40 PH units senior development under the CFRC in 2010 which was not funded. HAKC will continue to seek alternative uses for the property including but not limited to disposition through sale. It is a potential site for replacement of 20-30 public housing units from Chouteau Courts in a mixed-income LIHTC development as part of a Choice Neighborhoods implementation grant proposal.</p> <p>Demolition/Disposition Activity Description</p> <p>1a. Development name: 48th St. and Randolph Rd. (Maple Corners) 1b. Development (project) number: NA</p> <p>2. Activity type: Demolition Disposition X</p> <p>3. Application status (select one) Approved X Case # DDA0001830 Submitted, pending approval Planned application</p> <p>4. Date application approved, submitted, or planned for submission: 2016</p> <p>5. Number of units affected: 0 6. Coverage of action (select one) N/A A HUD Declaration of Trust was recorded, but units were never constructed. Since this property was not included in the ACC, it was neither a development, nor part of a development Part of the development Total development</p> <p>7. Timeline for activity: a. Actual or projected start date of activity: Started online disposition application 01/30/06 b. Projected end date of activity: Anticipating property disposition 2015</p>
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Updated HUD Form 50075.1 (Parts 1 & II) Annual Statements will be submitted with the HAKC's ACC Amendment in accordance with current regulations.</p>

<p>8.2</p>	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>See HUD Form 50075.2 approved by HUD on or about January 2, 2014. An updated HUD Form 50075.2 Capital Fund 5 Year Action Plan will be submitted with the HAKC's ACC Amendment in accordance with current regulations.</p>																					
<p>8.3</p>	<p>Capital Fund Financing Program (CFFP). <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>HAKC <u>may</u> consider options to use CFFP to finance energy savings projects; funding for replacement housing units or other capital improvements.</p>																					
<p>9.0</p>	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>HAKC Public Housing Wait List includes over 8,730 families at the end of June 2014. The growth of the Low Income Public Housing Waiting List remains consistent. The waiting list has averaged a 2.5% growth the base two years. The percentage of extremely low income families remained at 93% through June 2014. The composition by bedroom size is shown below:</p> <table border="1" data-bbox="175 997 1425 1142"> <thead> <tr> <th colspan="6"><i>Public Housing Waiting Lists By Bedroom Sizes</i></th> <th>Total</th> </tr> <tr> <th>Program</th> <th>1 Bdrm</th> <th>2 Bdrms</th> <th>3 Bdrms</th> <th>4 Bdrms</th> <th>5+ Bdrms</th> <th>06/30/2014</th> </tr> </thead> <tbody> <tr> <td>Public Housing</td> <td>7,486</td> <td>944</td> <td>93</td> <td>140</td> <td>67</td> <td>8,730</td> </tr> </tbody> </table> <p>At the end of June 2014 the Housing Choice Voucher Program Wait List included over 17,097. The HAKC resumed screening of HCV applicants in May 2014; by the end of June 2014 approximately 1,600 applicants had been invited to attend formal application process for the HCV program.</p> <p><u>Wait List Characteristic:</u></p> <p>Approximately 75% of the families on HAKC Public Housing wait list are African-Americans; 11% are White; less than 3% are American Indian/Alaska Native/Asian-American/Pacific Islander; and 11% are other or did not list racial characteristics. The HCV waiting list shows 71% of the families are African-Americans; 18% are White; 4% are American Indian/Alaska Native/Asian-American/Pacific Islander and 7% are other or did not list racial characteristics. Elderly and disabled families make up less than 10% of the Public Housing waiting list; and 24% of the Housing Choice Voucher waiting list. The average wait time for PH is 6-12 months and the average wait time for HCV is 5+ years.</p>	<i>Public Housing Waiting Lists By Bedroom Sizes</i>						Total	Program	1 Bdrm	2 Bdrms	3 Bdrms	4 Bdrms	5+ Bdrms	06/30/2014	Public Housing	7,486	944	93	140	67	8,730
<i>Public Housing Waiting Lists By Bedroom Sizes</i>						Total																
Program	1 Bdrm	2 Bdrms	3 Bdrms	4 Bdrms	5+ Bdrms	06/30/2014																
Public Housing	7,486	944	93	140	67	8,730																

Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

HAKC intends to address these needs by maintaining an occupancy rate of 97% or higher in the PH program; maintaining a utilization rate of 97% or higher in the HCV program and increasing the number of affordable housing units through the use of HAKC affiliates. HAKC will continue to work with various agencies to provide self-sufficiency programs to the families HAKC serves, enabling the families the opportunity to move out of public housing or choose not to use a HCV, thus making the housing subsidy available to another needy family. HAKC will continue to accept applications for housing assistance. HAKC accepts applications five days a week at its administrative offices and public housing properties. HAKC will continue to make referrals to families on HAKC’s wait list to other housing and social service providers to enable these families to obtain housing assistance. HAKC intends to apply for additional Housing Choice Vouchers as they become available including special purpose vouchers, and Veteran Affairs Supportive Housing vouchers. HAKC will work with the landlords to facilitate deconcentration opportunities for the clients of the HCV program. HAKC will seek opportunities to construct additional public housing as funds are available.

9.1

The City’s Consolidated Plan presents HAKC’s annual goals to increase and preserve affordable housing as extensions of the City’s strategy as presented in the Plan. These goals include the construction of mixed-income developments, and maintaining high performance measures on PHAS and SEMAP to ensure the full utilization and preservation of Public Housing units, and the maximum delivery of housing subsidy through the Housing Choice Voucher program. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: Housing staff of the City of Kansas City annually invite HAKC to report on its past year’s performance, and to present its goals for the coming year for inclusion in the Consolidated Plan as part of the City’s overall housing strategy; during the year City staff also consult with HAKC staff on implementation of the Plan, and any changes that may be required in the Plan; City staff are aware of HAKC’s goals of deconcentrating poverty and locating affordable housing in suburban areas near jobs; in the past the City has primarily restricted tax credit awards to projects in the urban core which further neighborhood revitalization; City staff is also aware that HAKC support of LIHTC projects requires the developer to address lower family incomes than those typically addressed in such projects; City staff indicates they plan further discussion with us regarding affordable housing policy; and the City is working with and supports HAKC in the development and submission of an application for a Choice Neighborhood Initiative Implementation grant for the replacement of Chouteau Courts.

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

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

The HAKC has met many of its goals of its last Five-Year Plan. HAKC maintained its status as a “Standard Performer” improving substantially in occupancy averaging above 97% through month end 6/30/2014. Work order turnaround time is at or below 5 days. All properties that underwent REAC inspections passed with improved scores from last inspection period. Extensive efforts have been placed on “resident retention”. There is a heightened collaboration between various departments to utilize early intervention for families in crisis (i.e. domestic violence, lease infractions, etc.). HAKC continued effective Family Self-Sufficiency program, HCVP homeownership program and financial literacy programs. HAKC successfully worked with numerous social service providers and employment training entities to provide opportunities to residents to become employed and self-sufficient. HAKC continued to support Legal Aid of Western Missouri in their applications for funds to assist low and very low income families that faced possible fair housing issues. HAKC continued to work with the Public Housing Resident Council to establish means of strengthening the resident council and HAKC provided technical assistance to the resident leaders and groups to help improve the lives of the residents of public housing.

10.0

The Housing Authority has increased the number of families utilizing Housing Choice Vouchers; and increased the availability of housing opportunities for disabled families through Shelter-Plus Care vouchers and homeless veterans through the VASH program. The HAKC maintained its SEMAP score at a high performer status. HAKC identified new housing opportunities through the use of its affiliates and preserved affordable housing in Kansas City. Work order completion time remains less than ten days.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”

“Substantial deviation” or “significant amendment or modification” to the Annual and/or Five-Year Plans will be defined as:

A statutory or regulatory change made effective and in the opinion of the Authority, has either a substantial programmatic or financial effect on the programs administered by the Authority or creates substantial or administrative burdens beyond the programs under administration at the start of the Plan year; AND any other event that the Authority’s Board of Commissioners, determines to be a significant amendment or modification of the approved Annual Plan.

(c) Other information:

- The Housing Authority of Kansas City, Missouri continues its efforts to investigate the feasibility of being designated a Moving to Work Agency, and if feasible, HAKC plans to pursue such a designation. If implemented, the following MTW initiatives would occur: 1) At least 75% of the families assisted would be very low-income households at the time they enter the program. 2) HAKC would establish a reasonable rent policy to encourage employment and self-sufficiency. 3) HAKC would continue to assist substantially the same total number of low income families as were assisted before MTW and HAKC would assure that assistance would go toward housing that meets HUD standards.

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