

B.	Plan Elements
B.1	Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA? Y N ☐ ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs ☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. ☐ ☒ Financial Resources. ☒ ☐ Rent Determination. ☒ ☐ Operation and Management. ☒ ☐ Grievance Procedures. ☐ ☒ Homeownership Programs. ☐ ☒ Community Service and Self-Sufficiency Programs. ☐ ☒ Safety and Crime Prevention. ☐ ☒ Pet Policy. ☐ ☒ Asset Management. ☐ ☒ Substantial Deviation. ☐ ☒ Significant Amendment/Modification (b) If the PHA answered yes for any element, describe the revisions for each revised element(s): IHA did revise its preferences to include a local preference for applicants who live, work or attend educational or job training in Jackson County. Current preferences for Elderly or Disabled, Homeless, Veteran and Displaced by Natural Disaster were not removed. IHA created an Internal Control Policy reflective of actual procedures and practices used to safeguard assets, mitigate risks, comply with applicable laws and regulations and meet established standards. IHA updates the Flat Rent for LIPH and the Payment Standards yearly in accordance with the posted HUD Fair Market Rents. Small Area Fair Market Rents were implemented effective January 1, 2026 and new flat rents for LIPH which are at least 80% of HUD FMR were implemented effective January 1, 2026.
B.2	New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N ☐ ☒ Hope VI or Choice Neighborhoods. ☒ ☐ Mixed Finance Modernization or Development. ☒ ☐ Demolition and/or Disposition. ☐ ☒ Designated Housing for Elderly and/or Disabled Families. ☐ ☒ Conversion of Public Housing to Tenant-Based Assistance. ☒ ☐ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. ☐ ☒ Occupancy by Over-Income Families. ☐ ☒ Occupancy by Police Officers. ☐ ☒ Non-Smoking Policies. ☒ ☐ Project-Based Vouchers. ☒ ☐ Units with Approved Vacancies for Modernization. ☒ ☐ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). (b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan. IHA developed an RFP for a Master Developer and chose Knight Development to begin moving forward with IHA's proforma and plans on the redevelopment of IHA's Low Income Public Housing units as well as creating additional Affordable Housing units. Various funding sources such as LIHTC, Home Loans, CDBG, Bond issuance, etc. to assist in renovations of all three Public Housing developments have been applied for. IHA intends on applying for both Federal and State of MO LIHTC to assist with the housing authorities plans on redevelopment and conversion via RAD and voluntary streamlining, once we have our units below 250 for all AMPS under IHA control. IHA and Developers sent in RAD application in June 2022 for Hocker Heights, Pleasant Heights and Southview Manor properties. RAD CHAP approval letters were received on 9/19/2022 and correction letters were received on 9/27/2022 due to incorrect AMP numbers on the CHAP letters.

	The Hocker Heights project has completed the concept call and the demo/diso application of 10 units has been approved. IHA is waiting on approval to submit the Financing Plan to move forward with the project. IHA intends to utilize project-based vouchers after the transition for all current public housing units. IHA also administers project-based vouchers with Drumm Farms for homeless youth and with Heritage House for elderly/disabled. IHA will continue the contracts and will add additional units to Drumm Farms HAP contract if allowed. Opportunities for additional use of PBV units in our jurisdiction will be evaluated and utilized to provide opportunities for voucher holders to establish housing in our communities. IHA is working with a developer to Project-base vouchers if the project is approved by MHDC. Demolition / Disposition has been approved for Hocker Heights buildings D1, D2 & C14 due to structural issues. Units will be held in a Conversion Awaiting Transfer (CAT) or Faircloth limit until acquisition or new construction in another location is approved. IHA will continue to rehab units at developments with CFP funds, even if LIHTC and other GAP mixed-finance funding sources are not obtained immediately. IHA will continue to go after Emergency Grants & ESSG grants and any other grant that can assist the Housing Authority in moving towards making these properties decent, safe and sanitary. IHA will seek an Emergency Grant to help cover costs of replacing Sewer Stacks and plumbing at Pleasant Heights. IHA will continue to assess areas of improvement for security. IHA will continue to apply for ESSG grants from HUD to add Solar Lighting onto the properties to decrease dark areas, especially on the family site of 13.5 acres. IHA has and will continue to review and revise the HCV Admin Plan and LIPH ACOP when needed or if any changes from HUD deems IHA to review and change these policies due to Statutory or Regulatory Changes. IHA will update ADMIN and ACOP with all required HOTMA, NSPIRE and other changes required. IHA may merge or reclassify OBR units at Pleasant Heights to create 1BR units or merge OBR units with 1BR units to make 2 BR units in both developments of AMP001. Any removed units due from a merge of zero bedroom units will be maintained for future use and will be assigned to new construction or acquisition of new units along with adding the remainder of IHA's Faircloth Limit of 4 additional units. The housing authority has been holding units vacant in anticipation of relocation during conversion. Several units have also become vacant due to casualties such as fires and floods. All units having casualty loss and all units under disposition through the RAD conversion will be taken offline as soon as possible to minimize the loss of funding to the agency. IHA will be applying for CDBG, ESSG, HOME funds, and any other type of GAP funding to fill in gaps on renovation/new construction projects.
B.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. - IHA has continued to move forward with the redevelopment of the public housing stock and to transition it over to the Housing Choice Voucher program. The first phase with Hocker Heights has all the preliminary items completed. The disposition/demolition request to SACS has been approved. Relocation and renovation is slated to start in early 2026 at Hocker Heights. - IHA has submitted application for 4% Low Income Housing Tax Credits in relation to the conversion of Hocker Heights. The funding has been preliminarily approved. - IHA has submitted application for 4% Low Income Housing Tax Credits in relation to the conversion of Southview Manor. No decision has been obtained at this point - IHA has submitted a request for VASH vouchers with a letter from the VA supporting need and intent to collaborate. - IHA applied for and awarded the 2025 ROSS grant. IHA is moving forward on how best to focus resources to help residents. - IHA has taken advantage of opportunity to assist Lee's Summit Housing Authority by taking over management of the agency in February 2025. - IHA has contracted with Zimmerman Properties for ownership in Terrace Crossings and intent to PBV to new units. - IHA has fully utilized current FYI voucher count and has requested additional vouchers. - IHA has continued to make Fair Housing a priority and provided training to all staff yearly or more. - IHA has provided training to staff in HUD regulation, Fair Housing, Discrimination, VAWA and mental health concerns.
B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. The 2025-2029 5YR CFP Action Plan in EPIC was approved by HUD on 7/24/2025.
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N ☒ ☐ (a) If yes, please describe: Last completed is 2024 Audit. Interprogram Due To/Due From Activities – The Authority had interfund receivables and payables that had not been repaid as of fiscal year end. Utilities Allowance Calculation – Two HUD Forms 50058 had

	utility allowances calculated not in accordance with 2014 Appropriations Act Section 242. HQS Inspections – 4 of 23 selected sample HQS inspections did not have the proper support for the failed HQS inspection.
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y N ☐ ☒ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. Meeting held on 12/6/2024 at 10 am. No comments pertaining to the PHA Plan. There were questions regarding pending RAD development.
C.2	Certification by State or Local Officials. Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y N ☐ ☒ If yes, include Challenged Elements.
C.5	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A ☐ ☐ ☒ (b) If yes, please describe:
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	Affirmatively Furthering Fair Housing (AFFH). Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item. Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal