



## Kansas City, Kansas Housing Authority

1124 North Ninth Street

Kansas City, Kansas 66101-2197

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[www.kckha.org](http://www.kckha.org)

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To: Board of Commissioners  
From: Andrea Tapia, Executive Director/CEO  
Date: June 20, 2024  
Re: Executive Director Report

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### Safety Department

KCKHA's Public Safety Department has not wasted anytime engaging with residents and collaborating with other community partners to help create a safe and secure living environment for our residents.

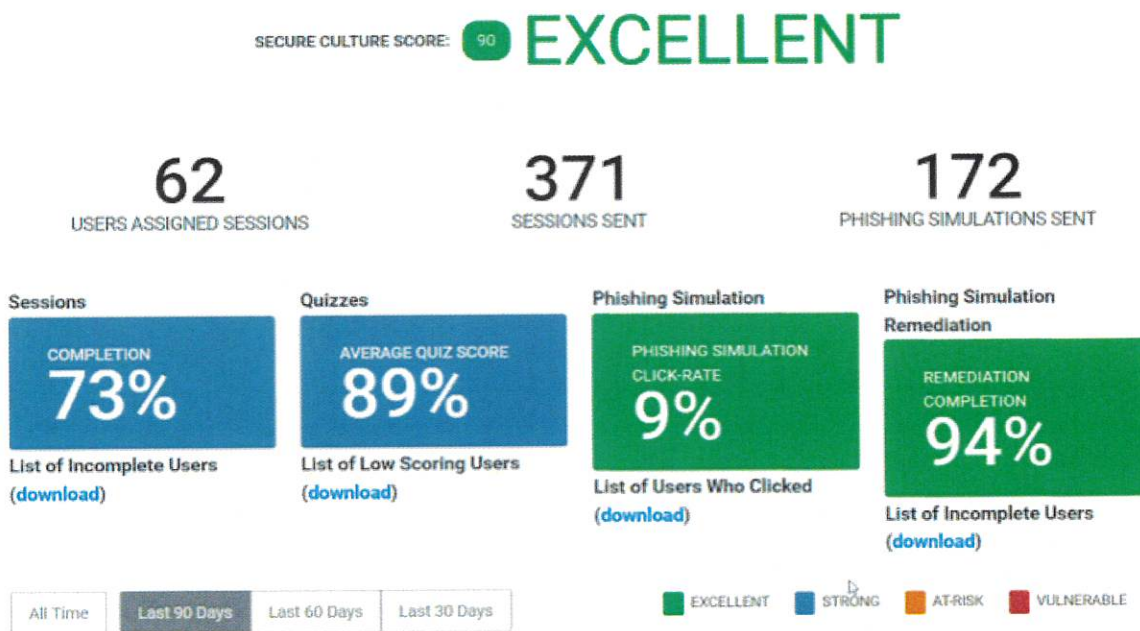
Foot Patrols is top priority for KCKHA's Public Safety Officers. Foot Patrols allows Officers to be seen and interact with residents on a more personable level. This also helps to deter persons who are not residents or guest of residents from hanging out causing disturbances or leaving trash and other things on our property. Glanville Towers is one such property that was experiencing large gatherings of non-residents. The decrease in gatherings has allowed residents the opportunity to enjoy the property. The residents have thanked the Public Safety Department for ensuring non-residents are not loitering on Glanville Towers' property and have stated this is the first time they have been able to enjoy their property. Residents have created a garden area in front of the building.



## Information Technologies Department

KCKHA's Information Technologies (IT) Department has done an excellent job streamlining and implementing workflows and processes within the IT Department. This has allowed for efficiency and productivity and has enhanced the overall communication and collaboration within the agency.

Clear expectations and goals have been set and each employee has participated in trainings that ensure the security of our data and opportunity to enhance their computer knowledge and skills. We will continue to evaluate the processes and trainings while identifying areas of improvement.



### Cost Savings

The IT Department has done an outstanding job identifying areas of cost savings. In reviewing the expenditures for IT related software, hardware and subscriptions, IT was able to eliminate outdated ways of delivery of data while closing out services for telecommunication lines no longer in use. To date, we anticipate an estimated annual cost savings of \$73,000.

## Human Resources

### New Hires

We have added to our team in the month of May 2024 four new hires: 1- Public Safety Officer, 1-PT- Administrative Assistant/ ROSS, 1-Maintenance, and 1-Property Manager. We are always excited when new members join our team.

### Staff Training

The HTVN online Sexual Harassment training was presented to employees throughout the agency. The videos presented were an hour long and covered the following topics:

- Defining the types of sexual harassment.
- How to recognize and prevent it.
- How to document and report it.
- The negative effects of sexual harassment.
- Other harassment laws.

There were scenarios presented with questions. The agency's sexual harassment policy was handed out to each employee, and employees were given the opportunity to ask questions and sign acknowledging they received the training.

Staff also had an opportunity to participate in monthly on-line training with Nelrod. The May training sessions provided direction and instructions on:

- Maintaining and submitting accurate unit designation in PIC.
- Understanding HUD form 50058.
- Project-Based Voucher Occupancy Requirements.
- PIC Error Dashboard Overview.

Stephanie Drake, Human Resources Officer, attended the Society for Human Resource Management (SHRM) employment conference/Heartland Labor and Employment institute:

The conference was informative. Some of the topics covered were:

- Recent Supreme Court decision and how the decision may affect the workplace.
- Pregnant Workers Fairness Act- Making accommodations for pregnant women, in order to work until due date. More updates will be added to this act June 18, 2024.
- An excellent presentation on elimination of bias.
- Changing marijuana laws and so much more.

Ms. Drake is a member of SHRM and worked with the Workforce Committee to spend the day volunteering at Connections to Success where she helped to organize clothing to provide to men and women preparing to go on interviews or enter the workforce. While volunteering, Ms. Drake was able to network and talk about the KCKHA and created another source to receive applications from those looking to re-enter the workforce.

### **Safety Committee**

Maintenance teams continues to focus on best practices for working safe in the workplace and there were several topics of discussion in May which included: how to lift properly, proper safety equipment to use when completing a job, being aware of your surroundings, keeping your work area safe and clean. We continue to see a decrease in work-related injuries as we focus on best practices. There was one reported injury for the month of May 2024.

### **Policy Updates**

We implemented a new overtime compensation policy that is in compliance with the Fair Labor Standards (FLSA) Act.

### **Benefits**

We met with CBIZ to discuss the agency's 2024 benefit performance review and possible goals for 2025.

## **Housing Choice Voucher Program**

The Housing Choice Voucher (HCV) Program continues to work towards increasing voucher issuance and lease up of vouchers. Currently there are 1,125 HCV and 27 Veterans Affairs Supportive Housing (VASH) vouchers that are leased with 81 voucher holders searching for a place to rent, and nine new voucher holders who have leased up. There are 28 voucher holders who have ported to other Housing Authorities. During the month of May 2024, 10 individuals ended participation in the program. The attached chart shows exit dates, and reasons for leaving the program.

During the month of May 2024, 100 applicants were selected from the 2023 waitlist for interviewing and data collection.

May 1—2, 2024, selected staff members attended CVR NSPIRE Training at the Kansas City, Kansas Housing Authority's Maintenance Facility.

May 13, 2024 a VASH, HUD, and HCV roundtable meeting was held. The meeting allowed all to collaborate and discuss case management specifics, the utilization of the vouchers, and the lack of referrals from the VA. Since the meeting, HCV staff received six referrals from the VA office.



Effective Date	Move OUT	Bdrms	EOP Reason	Project Name
8 - EOP - Report				
From: 05/01/2024 Thru: 05/31/2024				
Programs: All      Projects: All				
Processed Records: 10      Selected Records: 10				
Order By: Tenant Name				
5/31/2024	5/31/2024	3	S8-Skipped	Voucher HCV
5/31/2024	5/31/2024	3	S8-Fail to comply w/Recert - HQS	Voucher HCV
5/31/2024	5/31/2024	2	S8-Illness/Deceased	Voucher HCV
5/31/2024	5/31/2024	1	S8-Request off Program	Voucher PB - Delaware Highlands
5/31/2024	5/31/2024	2	S8-Illness/Deceased	Voucher HCV
5/31/2024	5/31/2024	1	S8-Request off Program	Voucher PB - Delaware Highlands
5/31/2024	5/31/2024	3	S8-Fail to comply w/Recert - HQS	Voucher HCV
5/31/2024	5/31/2024	3	S8-Fail to report Family or Income Chg	Voucher HCV
5/31/2024	5/31/2024	1	S8-Illness/Deceased	Voucher PB - Delaware Highlands
5/31/2024	5/31/2024	2	S8-Zero HAP/Over Income	Voucher HCV

### **HUD Program Support Division Team Meeting**

On May 15, 2024, KCKHA HCV staff, its Executive Director and HUD Region VII representatives, had an opportunity to meet with the HUD Program Support Division staff to provide feedback on how the HCV program is working. The HUD Program Support Division is responsible for much of the HCV-related communications and materials which housing agencies receive from HUD. This division also maintains the HCV program website, the HCV Data Dashboards, the Two-Year Tool, the monthly newsletter (HCV Connect), and the monthly webinar series. They are also responsible for all the emails which housing agencies receive from the Financial Management Center. HCV staff was provided an opportunity to share their concerns as well as given an opportunity to provide suggestions on how the Program Support Division can do better. HCV staff shared the following suggestions:

- Provide fiscal calculations for Two-Year Tool instead of calendar year calculations.
- SEMAP Training.
- Universal checklist for Landlord Briefings and trainings.
- NSPIRE training for Landlords.

Many of KCKHA's questions and concerns were addressed immediately and some were addressed later through email. This was great opportunity for shared, safe, and continued dialog between KCKHA and the HUD Program Support Division team.

### **Housing Operations**

As we address the challenges we face with our aging infrastructures, we know it is important to implement sustainable maintenance and renovation strategies. However, there are moments when unplanned needed repairs occur. KCKHA's Housing Operations Department continues to

seek out ways to address the needed repairs and maintenance of our public housing units. This has required a thorough assessment of the condition of our housing units and buildings and conversations around project prioritization and effective allocation of resources.

Jerry Galvin, Development and Revitalization Coordinator has spent years, overseeing the Maintenance Department and is familiar with KCKHA properties and the history of the maintenance and renovations that have occurred. As we move forward with planning ways to renovate and modernize our properties, Mr. Glavin been busy inspecting all exterior and common interior spaces within our properties. Mr. Glavin has passed his findings to the Director of Housing Operations and the Modernization Department, allowing for collaborative planning to address areas that require immediate repairs and those which can be part of KCKHA's five-year Capital plan.

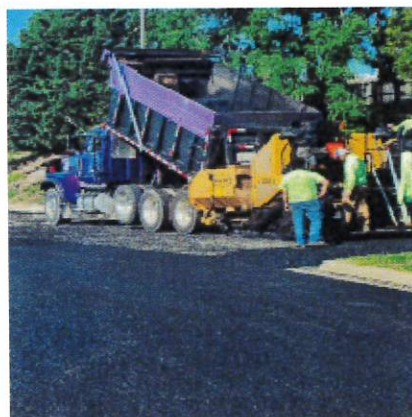
### **Modernization Projects**

KCKHA understands the repairing of parking lots is crucial for maintaining the overall safety and functionality of the parking areas. Addressing cracks, potholes and uneven surfaces helps to prevent safety hazards to pedestrians and vehicles. In addition, accessibility is crucial, for all users including individuals with disabilities. Proper maintenance ensures parking spaces, ramps and pathways are compliant with accessibility regulations allowing everyone to navigate the parking areas safely and easily. Often additional work is needed to address other issues such as erosion and drainage.

As you can see from the pictures below, the overall appearance of the parking lot enhances the appearance of our properties.



**Playground Side walk Demo**



**Plaza Paving Progress**



**23-20-52,55,57 Plaza, Wyandotte, Belrose Parking**



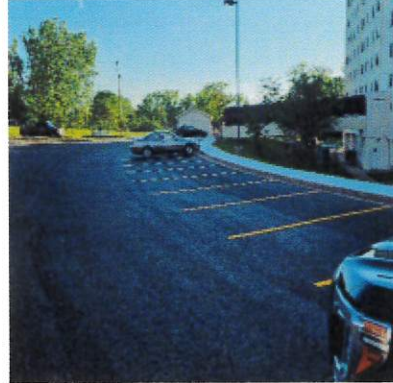
**Plaza Paving Progress**



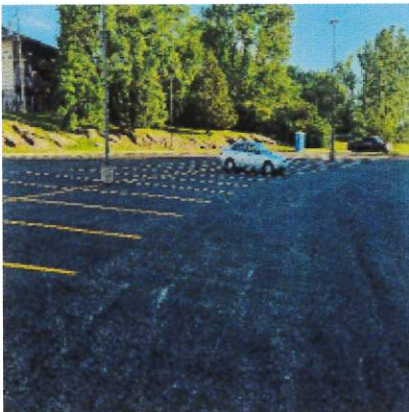
**Plaza Paving Progress**



**New Plaza Parking**



**New Plaza Parking**



**New Plaza Parking**



**New Drainage Flume with Rip Rap**



Drive entry trench drain



Trench drain and gravel detention

**24-02-52,53 Select Slope Stabilization**



Storm box set and piped



Detetion basin and ez drain outlets

**Belrose Manor Playground and Parking Lot**

Playgrounds are a vital part of any community, it allows for social, and physical development of children. The maintenance of the Belrose Manor playground will ensure a safe and enjoyable play area for the children and families living at Belrose Manor.











The following are monthly reports provided by staff:

- A. Statement of Funds
- B. Delinquency Report
- C. Disbursements of \$1,000
- D. Operating Receipt and Expenditures
- E. Maintenance Report
- F. Occupancy Report
- G. Monthly Move-outs and Move-ins
- H. Modernization Report
- I. Resident Initiative Report
- J. Section 8 Utilization Report
- K. Public Safety Report *(Newly added)*



**Kansas City, Kansas Housing Authority  
Statement of Funds Available  
For the Period Ended MAY 31, 2024**

Description	Rate <sup>(a)</sup>	Maturity Date	Amount	Bank
General Fund Account	0.15%		\$80,765.48	Liberty
Payroll Account	0.00%		\$5,389.00	Liberty
ACH Pymt Account	0.00%		\$1,366.00	Liberty
Rent Depository Account	0.00%		\$500,000.00	Bank of Labor
Rent Depository Acct. Cash Sweep	0.00%		\$5,860,751.33	Bank of Labor
Rent Bank Deposit Accounts	0.019%		\$356,571.55	Various Rent Banks
Homeless Prevention Program	0.049%		5,529.62	Bank of Labor
Sponsorship Program	0.019%		20,638.02	Bank of Labor
Section 8 Checking	0.00%		1,751,946.42	Bank of Labor
EPC Replacement Reserve Acct	0.15%		\$38,990.88	Liberty
Family Self Sufficiency	0.019%		\$124,261.54	Bank of Labor
KCKHA Debt Service Account			\$1,139,715.54	Deutsche Bank
CD #120245349	5.00%	03/01/25	\$500,000.00	Bank of Labor
CD #08010806 (Investment)	0.00%	01/00/00	\$3,000,000.00	Bank of Labor

(a) Represents Rates as of June 13, 2024 provided by Banks.

Note: Amounts reflect balances from month-end statements. Reconciliation of outstanding checks will adjust account balances, accordingly.



Worku Alem  
Director of Finance

**Kansas City, Kansas Housing Authority  
 Delinquency in Accounts Receivable  
 For the Month of May, 2024**

	Rent & Other Charges	Repayment Agreements	Net Total
Accounts Receivable	\$135,828.98	(\$66,055.62)	\$69,773.36
(Amounts Delinquent)			
Total Charges to Tenants for Month			\$500,433.98
Delinquency Ratio			13.94%
Petitioned to Court			<u>22</u>
Praecipes Issued			<u>7</u>
Evictions			<u>2</u>
Pending Evictions			<u>5</u>




Worku Alem  
 Director of Finance

<b>Kansas City, Kansas Housing Authority</b>	
Payments Over \$1,000.00	
For The Month of MAY '24	
<b>*CONTRACTS*</b>	
<b>*MAINTENANCE COSTS*</b>	
AMERICAN DIGITAL SECURITY, LLC	\$6,482.59
Arrow Cold Control	\$1,226.96
AT&T	\$8,434.42
BLUELINX CORPORATION	\$4,657.39
Booney's Lawn Service	\$3,800.00
CALHOUN LAWN CARE, LLC	\$7,520.00
CALHOUN LAWN CARE, LLC	\$7,520.00
Carpet Corner Inc.	\$13,747.34
Carpet Corner Inc.	\$6,862.05
CEI Electrical & Mechanical	\$3,868.03
CEI Electrical & Mechanical	\$1,480.23
Charter Communications	\$1,930.58
Chemsearch FE Division	\$2,528.45
CINTAS CORPORATION No. 2	\$1,622.94
CINTAS FIRE	\$2,237.85
ConvergeOne, Inc	\$6,690.40
Crime Scene Cleaners, Inc	\$2,156.82
DAVID ALLEN HENDERSON DBA	\$2,590.00
DAVID ALLEN HENDERSON DBA	\$1,295.00
DAVID ALLEN HENDERSON DBA	\$1,295.00
DAVID ALLEN HENDERSON DBA	\$1,295.00
DORMAKABA USA INC	\$1,616.74
DORMAKABA USA INC	\$1,433.46
DOUG'S AUTO REPAIR	\$1,155.57
Ferguson Enterprises, LLC.	\$8,574.17
Fire & Security Solutions	\$4,596.05
GE APPLIANCES,A HAIER COMPANY	\$9,186.00
GE APPLIANCES,A HAIER COMPANY	\$4,510.00
Grainger	\$2,202.21
H.D. Supply	\$17,070.27
H.D. Supply	\$1,181.50
James Hanson dba Jim's Services	\$4,700.00
James Hanson dba Jim's Services	\$2,775.00
Johnson Controls Inc.	\$51,203.78



Johnson Controls Inc.	\$26,554.80
Johnstone Supply Co.	\$3,113.88
KLEND A AUSTERM AN LLC	\$1,041.33
Knapheide Truck Equip. Co.-Kc	\$1,342.00
Lees Printing Company, INC	\$2,464.11
Lowes	\$1,044.22
MEI TOTAL ELEVATOR SOLUTIONS	\$7,446.54
MIDWEST FENCING COMPANY dba	\$3,704.18
Mylo, LLC	\$13,057.00
National Fire Suppression	\$4,550.50
OSCARS MAINTENANCE SERVICE CORP, LLC	\$7,840.00
OSCARS MAINTENANCE SERVICE CORP, LLC	\$3,980.00
OSCARS MAINTENANCE SERVICE CORP, LLC	\$2,990.00
PDQ Supply Inc.	\$3,418.63
QUALITY PLUMBING, INC	\$2,056.82
REPUBLIC SERVICES #468	\$3,193.88
Sherwin-Williams Co	\$7,167.27
Sherwin-Williams Co	\$5,184.43
Smallwood Locksmiths, Inc	\$2,575.76
STACO ELECTRIC CONSTRUCTION CO	\$3,979.20
STACO ELECTRIC CONSTRUCTION CO	\$2,642.74
Stanion Wholesale Elec. Co.	\$11,549.51
SUPER PAINTERS KC, LLC	\$23,600.00
SUTTON REMODELING, LLC	\$1,500.00
TRAFTEC, INC.	\$1,172.50
Virginia Tile Company	\$1,060.72
W CARTER & ASSOCIATES GLAZING, LLC	\$1,020.00
Waste Management	\$5,979.36
Waste Management	\$1,597.41
<b>*MISCELLANEOUS*</b>	
Amazon Capital Services, inc	\$1,570.06
ARCHWAY PROPERTIES	\$1,350.00
AT&T	\$1,586.29
Deutsche Bank Trust Co. Americ	\$1,200.00
ENTERPRISE FM TRUST	\$21,877.88
Evans & Mullinix, P.A.	\$4,063.00
Fedex Office	\$1,968.22
Housing Authority Risk Retention Group	\$53,261.00
M. S.	\$2,755.65
McCRIGHT & ASSOCIATES, LLC	\$4,975.50

NAHRO	\$6,513.60
New Village Printing & Promotional, LLC	\$1,560.22
OFFICE ESSENTIALS, INC	\$4,295.58
ONLINE INFORMATION SERVICES, INC	\$2,402.18
ONLINE INFORMATION SERVICES, INC	\$1,519.78
PayLease, LLC	\$3,831.97
PayLease, LLC	\$3,430.71
PHADA	\$5,510.00
U.S BANK EQUIPMENT FINANCE	\$2,898.07
Verizon Wireless	\$2,832.89
VOEPEL PROPERTY MANAGEMENT	\$1,145.00
WEX BANK DBA WRIGHT EXPRESS FSC	\$6,142.63
WILLIAM W. HUTTON ATTORNEY AT LAW	\$1,925.00
<b>*MODERNIZATION*</b>	
Asphaltic Surfaces	\$296,524.57
Boulevard Lofts LP	\$5,620.00
Centurion Moving & Storage	\$6,260.00
Davidson & Associates Inc.	\$28,286.40
GE APPLIANCES,A HAIER COMPANY	\$7,605.00
KANSAS CITY TESTING &	\$2,401.20
McCray Lumber & Millwork	\$1,208.10
MEI TOTAL ELEVATOR SOLUTIONS	\$30,030.00
Precision Plumbing & Construct, Inc	\$21,599.00
S. S.	\$1,000.00
Tailor Made Exteriors, LLC	\$101,715.39
Tailor Made Exteriors, LLC	\$45,708.99
X. Davis (Land Lord)	\$1,075.00
<b>*PAYROLL*</b>	
AFLAC PREMIUM HOLDING	\$4,035.36
Blue Cross Blue Shield Of KC	\$109,280.04
Colonial Life & Accident Ins	\$3,096.88
Delta Dental	\$4,485.84
Kansas Payment Center	\$1,544.42
Kansas Public Employ Ret Syst	\$40,835.36
Nationwide Retirement Solution	\$2,457.00
Paytient Technologies, Inc	\$2,890.58
Paytient Technologies, Inc	\$1,344.23

	<b>*UTILITIES*</b>	
	Board Of Public Utilities	\$269,221.81
	Board Of Public Utilities	\$226,020.72
	City of Bonner Springs	\$2,084.26
	Constellation New Energy-Gas	\$2,535.91
	Evergy	\$1,687.08
	Kansas Gas Service	\$13,527.90
	Kansas Gas Service	\$2,904.54
		
		Worku Alem
		Director of Finance



**Kansas City, Kansas Housing Authority  
Operating Income and Expenditure  
For the Period Ended April 30, 2024**

	CEN OFFICE YR TO DATE	%	CEN OFFICE BUDGET	PUBLIC HSG YR TO DATE	%	PUBLIC HSG BUDGET	SECTION 8 YR TO DATE	%	SECTION 8 BUDGET	FSS YR TO DATE	%	FSS BUDGET	ROSS YR TO DATE	%	ROSS BUDGET	TOTAL YR TO DATE	%	TOTAL BUDGET
<b>OPERATING INCOME:</b>																		
Dwelling Rent				\$462,452.90	8%	\$6,106,831.53										\$462,452.90	8%	\$6,106,831.53
Fraud Recovery Income				\$5.12	1%	\$710.00										\$4,138.00		\$4,138.00
Interest Income	\$132.16	0%	\$212,780.00	\$19,644.90												\$137.28	0%	\$213,490
Tenant Income				\$12,256.20	3%	\$366,297.23										\$19,644.90		
Transfer from CFP																		
Other Income	\$60.00															\$12,316.20	3%	\$366,297
Fee for Services - COCC	\$147,707.46	8%	\$1,840,025.44													\$147,707.46	8%	\$1,840,025
Gain/Loss - Disp. Property																		
Grant Income	\$148,306.72	6%	\$2,542,975.28							\$8,438.05			\$13,237.97			\$21,676.02	3%	\$4,407,101
Management Fees	\$296,206.34	6%	\$4,595,780.72	\$494,359.12	6%	\$8,337,964.57	\$4,138.00			\$8,438.05			\$13,237.97			\$816,379.48	6%	\$12,953,745
Total Operating Income				\$832,195.00	9%	\$9,166,486.00			\$918,126.00							\$832,195.00	8%	\$10,084,612
Operating Subsidy																		
Section 8 Admin Fees																		
Total Operating Receipts	\$296,206.34	6%	\$4,595,780.72	\$1,326,554.12	8%	\$17,504,430.57	\$4,138.00	0%	\$918,126.00	\$8,438.05			\$13,237.97			\$1,648,574.48	7%	\$23,018,557
<b>OPERATING EXPENSES:</b>																		
Administrative Salaries	\$143,199.05	9%	\$1,554,212.75	\$169,060.78	11%	\$1,558,152.20	\$38,022.60	9%	\$441,315.00	\$5,748.89			\$9,462.99			\$367,494.31	10%	\$5,533,680
Management Fees				\$126,213.22	8%	\$1,562,363.52	\$22,093.50	7%	\$295,833.00							\$148,306.72	8%	\$1,858,199
Other Admin Expenses	\$18,425.50	9%	\$207,227.52	\$21,359.44	3%	\$632,486.00	\$3,535.82	4%	\$84,211.00							\$43,520.76	5%	\$923,925
Tenant Services																		
Tenant Services Salaries																		
Resident Assoc Expenses																		
Other Expenses				\$170.29												\$170.29		\$23,037
Total Utilities	\$3,260.54	7%	\$45,546.69	217,594.34	9%	\$2,315,997.53										\$220,854.88	9%	\$2,361,344
Maintenance Salaries	\$131,967.05	20%	\$664,255.00	\$234,397.11	7%	\$3,203,862.00										\$366,364.16	9%	\$3,868,117
Maint Materials	(\$16,103.57)	-2%	\$709,874.00	\$24,690.43	3%	\$879,455.34			\$2,980.00							\$8,586.86	1%	\$1,592,509
Fee for Services - COCC				\$147,707.46	8%	\$1,840,025.44										\$147,707.46	8%	\$1,840,025
Other Maint Contracts	\$5,618.24	2%	\$287,773.00	(\$11,140.16)	-1%	\$2,164,510.00	(\$1,268.48)	-3%	\$44,286.00							(\$6,790.40)	0%	\$2,496,569
Other Security Expense	\$10,543.22	54%	\$19,569.00	\$13,153.46	5%	\$261,083.40										\$23,696.68	8%	\$280,654
Insurance				(\$8,506.71)	-1%	\$788,941.90			\$27,718.00							(\$8,506.71)	-1%	\$939,522
Terminal Leave Payments																		
Employee Benefit Contributions	\$93,923.18	12%	\$753,381.25	\$136,413.99	8%	\$1,706,152.85	\$13,076.06	9%	\$149,898.00	\$2,689.16			\$3,774.98			\$249,876.37	10%	\$2,609,432
Collection Losses				(\$2,656.05)	-2%	\$170,881.11										(\$2,656.05)	-2%	\$170,881
Interest Expense																		
Other General Expense	\$110.81			\$608.18	661%	\$92.00	\$1,663.52	15%	\$1,000.00							\$3,382.51	21%	\$11,092
Total Routine Expenses	\$392,943.02	9%	\$4,344,701.55	\$1,069,265.78	6%	\$17,495,113.30	\$77,123.02	7%	\$1,057,243.00	\$8,438.05			\$13,237.97			\$1,561,007.84	7%	\$22,897,058
COVID																		
Casualty Losses - Net																		
Total Operating Expenses	\$392,943.02	9%	\$4,344,701.55	\$1,069,265.78	6%	\$17,495,113.30	\$77,123.02	7%	\$1,057,243.00	\$8,438.05			\$13,237.97			\$1,561,007.84	7%	\$22,897,058
Prior Year Adjustments																		
Total Operating Expenditures	\$392,943.02	9%	\$4,344,701.55	\$1,069,265.78	6%	\$17,495,113.30	\$77,123.02	7%	\$1,057,243.00	\$8,438.05			\$13,237.97			\$1,561,007.84	7%	\$22,897,058
Gain/(Loss) from Operations	(\$96,736.68)			\$257,288.34			(\$72,983.02)		(\$139,117.00)							\$87,566.64		\$121,299

\*\*\* April is the 1st month of the Fiscal Year Ending March 31st.  
\*\*\* Percentage 8.94% or 1/12th of the year

Warku Alem, Director of Finance

**KANSAS CITY, KANSAS HOUSING AUTHORITY  
MAINTENANCE REPORT  
FOR THE MONTH OF MAY 2024**

**CUSTOMER SERVICE & SATISFACTION SURVEY - MAY 2024**

Date	Vacant Unit Work Orders	Service Work Orders	Work Orders Closed	Residents Contacted	Favorable	Unfavorable	No Response
05/01/24	184	30	214	8	8	0	22
05/02/24	134	19	153	9	9	0	10
05/03/24	131	22	153	9	9	0	13
05/06/24	131	30	161	10	10	0	20
05/07/24	220	19	239	6	6	0	13
05/08/24	73	26	99	12	12	0	14
05/09/24	153	19	172	6	6	0	13
05/13/24	151	31	182	14	14	0	17
05/14/24	160	19	179	10	10	0	9
05/15/24	103	21	124	12	12	0	9
05/16/24	105	24	129	11	11	0	13
05/17/24	177	27	204	9	9	0	18
05/20/24	145	27	172	7	7	0	20
05/22/24	151	23	174	7	7	0	16
05/23/24	130	29	159	12	12	0	17
05/24/24	172	20	192	8	8	0	12
05/28/24	97	34	131	13	13	0	21
05/29/24	214	17	231	6	6	0	11
05/30/24	106	21	127	10	10	0	11
05/31/24	107	24	131	15	15	0	9
	2,844	482	3,326	194	194	0	288

(a) (c) (d) (b)

These percentages are based on work orders completed in occupied units only and does not include work orders for vacant unit preparation.

- (a) Residents Contacted 43% of the service work orders completed
- (b) No Response 57% of the service work orders completed
- (c) Favorable Response 100% of the residents contacted
- (d) Unfavorable 0% of the residents contacted

\* Unfavorable responses result in a second work order being generated to resolve problem, followed up by a call from the Clerk Dispatcher.

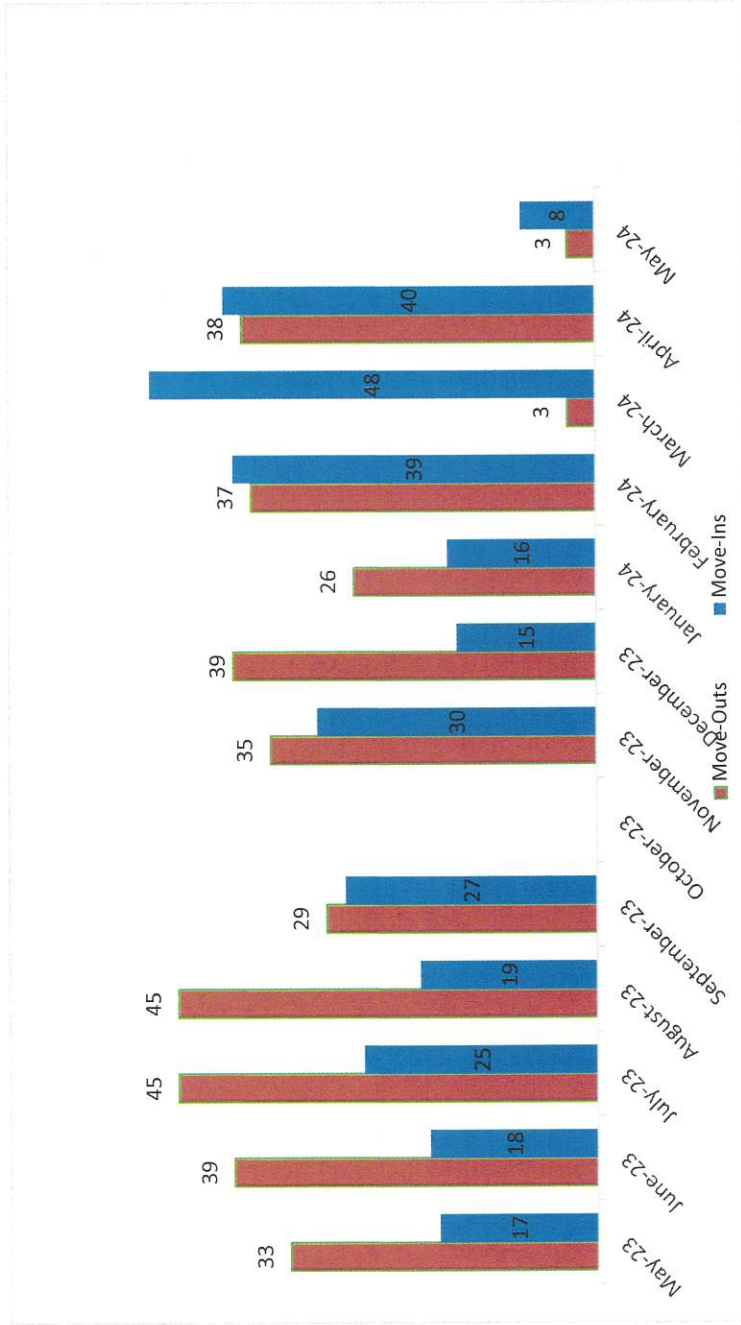
	<b>Family</b>	<b>Elderly</b>	<b>Total</b>
Total Vacancy	38	63	101
Units in Mod	37	29	66
Fire Units	3	0	3
Defer Maint	0	0	0
Rentable Units	35	63	98
Move-Ins	8	20	28
Move-Outs	3	18	21
Units Available	7	4	11



**Kansas City, Kansas Housing Authority  
May 2024 Occupancy Report**

PROJECT	TOTAL UNITS	OCCUPIED UNITS	VACANT UNITS	HUD APPROVED SPECIAL USE UNITS	UNITS IN MOD	% OCCUPIED CURRENT	% OCCUPIED PRIOR
K1-2 D(1) ST. MARGARETS PARK	100	94	5	1		95%	95%
K1-3 D(1) CYRUS K. HOLIDAY	60	49	4	1	6	93%	95%
K1-4*M(1) D(8) WYANDOTTE TOWERS	302	268	28	6	-	91%	87%
K1-5*M(2) D(1) BELROSE MANOR	90	81	6	1	2	93%	96%
K1-6 Elderly DOUGLAS HEIGHTS	101	97	4	-	-	96%	91%
K1-6 D(3) Family DOUGLAS HEIGHTS	99	87	9	3		91%	91%
K1-7 D(1) SCATTERED SITES	24	21	1	2		96%	96%
K1-9 D(1) SCATTERED SITES	30	24	3		3	90%	93%
K1-10 *M(2) SCATTERED SITES	42	38	2		2	95%	93%
K1-11 M(1) D(1) GRANDVIEW PARK	40	36	2	1	1	95%	88%
K1-12 D(2) CHALET MANOR	66	49	-	2	15	100%	100%
K1-13 WELBORN VILLA	80	75	5	-		94%	96%
K1-14 BETHANY PARK TOWERS	153	145	8	-		95%	95%
K1-15 *M(6) SCATTERED SITES	20	14	-	-	6	100%	100%
K1-17*M(1) GLANVILLE TOWERS	108	106	2		-	98%	96%
K1-18 ROSEDALE TOWERS	122	109	1	-	12	99%	99%
K1-20 D(1) WESTGATE TOWERS	163	151	11	1		93%	96%
K1-21 D(1) SCATTERED SITES	8	8	-			100%	100%
K1-22 WESTGATE VILLA	20	18	2			90%	100%
K1-23 D(1) SCATTERED SITES	38	37	1			97%	97%
K1-24 M(18) PLAZA TOWERS	115	83	2		30	98%	100%
K1-25 D(1) SCATTERED SITES	12	11	-	1		100%	100%
AMP 58 Bonner Springs (absorbed 7/1/21)	50	45	5	-		90%	88%
<b>Total Units Available for Occupancy</b>	<b>1,843</b>	<b>1,646</b>	<b>101</b>	<b>19</b>	<b>77</b>	<b>95%</b>	<b>92%</b>

Kansas City, Kansas Housing Authority  
The Last 12 Months



## **MODERNIZATION AND DEVELOPMENT REPORT – June 2024**

### **CAPITAL FUND PROGRAM 2019**

The funding amount for this program is \$4,914,294.00.

#### **Completed Projects:**

KCKHA Thomas M. Scott Maintenance Facility  
K1-54 Scattered Site (15) Interior Modernization Phase 2  
K1-57 Plaza Tower Interior Modernization Phase 2 (floors 4, 5, and 6), and  
K1-54 Maintenance Facility Metal Roof Retrofit.  
2019 LEAD-BASED PAINT GRANT – Completed  
K1-54 SCATTERED SITES 15 EROSION REPAIR 4515 PARKVIEW AVENUE

#### **Upcoming Projects:**

None

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### **CAPITAL FUND PROGRAM 2020**

The funding amount for this program is \$5,288,808.00.

#### **Completed Projects:**

K1-6 Douglas Heights Elevator Modernization  
K1-52 and K1-53 Foundation Repair and Stabilization.  
K1-54(7) Scattered Sites Retaining Wall Repair

#### **Ongoing Projects/Progress:**

None

#### **Upcoming Projects:**

None

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### **CAPITAL FUND PROGRAM 2021**

The funding amount for this program is \$5,485,060.00.

#### **Completed Projects:**

**K1-54 Scattered Sites 15** Interior Modernization Phase 3 (4529, 4545, 4551, And 4555 Oak Avenue, And 4515 And 4543 Parkview Avenue)

#### **Ongoing Projects/Progress:**

K1-57 Plaza Tower Interior Modernization Phase 3 (Floors 1, 2, & 3) The contract with Infinity was terminated April 9<sup>th</sup>, 2024. J&J Custom Painting has began work for repairing deficiencies left by Infinity Group.



### K1-56 GLANVILLE TOWER ELEVATOR MODERNIZATION

MEI has completed all of the original scopes of work for the elevator modernization. Closeout documents are all that remains.

#### **Upcoming Projects:**

None

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### **CAPITAL FUND PROGRAM 2022**

The funding amount for this program is \$6,843,959.00.

#### **Completed Projects:**

K1-53 Chalet Manor Emergency Window Repair.  
K1-54 Scattered Sites 10 HVAC Replacement  
K1-58 Vaughn Dale Bonner Springs Structural Repair  
K1-14 & K1-4 Wyandotte Towers Domestic Boilers (2)  
K1-7 Retaining Wall Repair  
K1-20 Westgate DHW Boiler Replacement  
K1-15 Erosion Control  
K1-15 Interior Modernization and Repairs Phase 3  
K1-54 (15) Scattered sites Asbestos Abatement  
K1-55 Repair Gillispie Elevator  
K1-12 1635-1641 Birch St. Emergency Roof Replacement

#### **Ongoing Projects/Progress:**

##### **New Projects:**

K1-12 Chalet Manor Exterior Repair – Bidding is completed, received Board approval.  
K1-3, K1-6 Select Site Improvements – Project has been awarded, should start in early May.  
K1-18 Rosedale Towers Interior Modernization- Project is delayed due to overbid.  
K1-18 Rosedale Towers, replace smoke detector heads, project ready to start, plans are underway on implementation and should start around June 24, 2024

#### **Upcoming Projects:**

K1-55 Wyandotte Towers Main Door Replacement- expected delivery in August

#### **Projects in progress:**

K1-All Parking Lot Improvements – Work is completed at Wyandotte Tower, Plaza Towers & Belrose Family Site.  
K1-All Parking Lot Phase II Improvements-this Project was awarded and approved by the Board, expected to start in late summer. Plans are still being reviewed by UG.  
K1- 58 Vaughn Dale Elevator Modernization- Project has reached substantial completion, contractor is preparing closeout documents.  
K1-52 & K1-53 Select Interior and Exterior Modernization, NTP issued 1/2/2024 progressing as scheduled.  
K1-12 1635-1641 Birch St Emergency Roof Replacement. Work has been completed.  
K1-4 Walk through doors on west and south end of Wyandotte Towers have been replaced.

**CAPITAL FUND PROGRAM 2023**

The funding amount for this program is \$6,890,000.00.

**New Projects:**

**RFP for Architect to design the following.**

K1-52 St. Margaret's Park- HVAC Improvements Phase I  
K1-52 Family North Exterior Improvement  
K1-58 Vaughn Dale Exterior Repairs  
K1-All Park and Playground Equipment

## Resident Opportunities Self-Sufficiency (ROSS) Summary

Prepared by Glenda Jefferson

*ROSS helps families advance toward self-sufficiency through goals that best fit their needs.*

### Learning Financial Freedom and Voting Rights through Workshops

Workshop: Family Financial Transformations. Catholic Charities supports families who want to work by providing guidance on learning how to break the cycle of having debt and learning to manage their finances better. Also, Catholic Charities helps families learn to build their savings and pay off debt. The attendees received individualized budget coaching, Financial Education series for Adults and Children (Ages 8 and over), Personal and Educational Incentives, financial development goals, and various resources and referrals.

B. Hampton, ROSS Participant, working with Financial Empowerment Specialist from Catholic Charities.



On June 4, 2024, Plaza Towers held a Resident Counsel Election for the 2024-2027 term. The newly elected officials are Larry DeBella, President; Linda Sanchez, Vice-President; Marily Murphy, Secretary; Bobbie Malone, Treasurer and Daniel Laythen, Sergeant-at-Arms.





Total Enrolled in ROSS: 70

Referrals made to Community Partners: 2

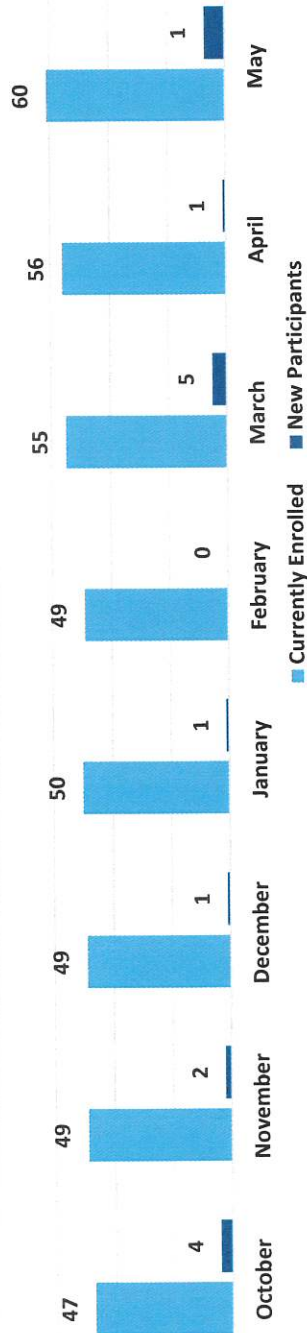
**Upcoming Workshop in June will focus on:**

- Risk factors for bone loss.
- Does calcium and vitamin D matter?
- Farm-fresh foods.

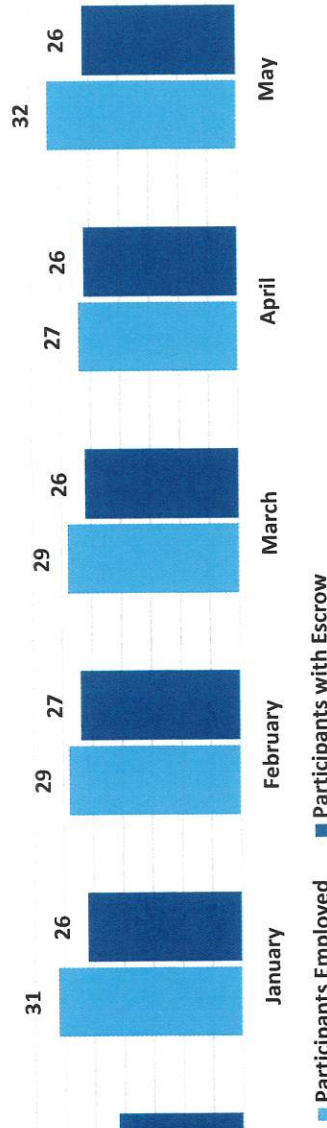
**FAMILY SELF-SUFFICIENCY PROGRAM SUMMARY - May 2024**

Month	October	November	December	January	February	March	April	May
Currently Enrolled	47	49	49	50	49	55	56	60
New Participants	4	2	1	1	0	5	1	1
Exited	0	0	1	0	1	1	1	1
Ported	0	0	0	0	0	0	0	0
Graduated	0	0	0	0	0	0	0	0
Participants Employed	21	31	31	31	29	29	27	32
Participants with Escrow	22	22	21	26	27	26	26	26
Currently Contributing to Escrow	16	17	16	18	18	17	18	18
Total Escrow Balance	\$ 89,019	\$ 93,749	\$ 98,987	\$ 105,524	\$ 112,061	\$ 116,343	\$ 122,155	\$ 128,235
Monthly Escrow Balance	\$ 5,252	\$ 4,730	\$ 5,238	\$ 6,537	\$ 6,712	\$ 5,812	\$ 6,080	\$ 6,358
Appts with Participants	20	14	13	10	18	17	20	23
Initial Appts	4	2	1	1	0	5	2	7
CSSI Only	4	4	4	5	5	6	5	6
TANF	2	2	3	3	3	3	2	1
Credit Pulled/Reviewed	3	1	0	1	2	1	1	1
Interim Withdrawls	0	0	0	0	0	0	0	0
Money Dispersed	\$ 7,286.11	0	0	0	0	0	0	0

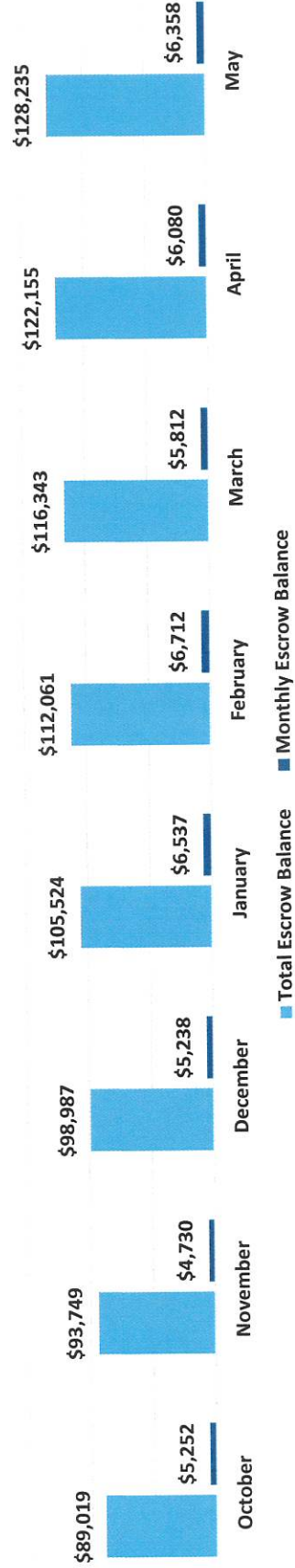
### PARTICIPANTS ENROLLED



### EMPLOYMENT AND ESCROW



### ESCROW BALANCE





## Great Things Are Happening In Family Self-Sufficiency and Resident Opportunities and Self-Sufficiency

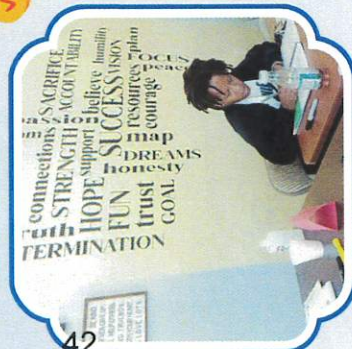
### FSS Newlyweds!

On April 28, 2024, this couple celebrated the beginning of their life together. They met over a year ago when a mutual friend asked Mr. Buie if he could help care for her friend, D. Hill, who was recovering from back surgery. Since he wasn't working at the time, he agreed to volunteer his time to help someone who he had never met before as a favor for 'his friend'. As months went along, a friendship blossomed. They enjoyed being in the company of one another, as they could easily make each other laugh and had so many things in common. Unexpectedly, their friendship turned into a love that was deeper than just caring for one another. Mr. Buie knew he wanted to spend the rest of his life with the lady he had been caring for. When she was healthy and strong again, Mr. Buie planned for the perfect time to surprise the love of his life with a proposal she did not see coming. Gathered with family who knew nothing of what was about to happen, Mr. Buie, knelt down on one knee on a beautiful day, he says, was just as beautiful as the lady in front of him, and asked Ms. Hill to spend the rest of her life with him. **She said yes!**



**From Favor to Love!**

Don't let yesterday take up too much of today.  
 ~Will Rogers (Relative to FSS Coordinator)



FSS participant, S. Manning, enrolled in a 10 day Personal and Professional Development class with Connections to Success. She made a commitment to herself that she was going to be the change she wanted to see in her life. She started by stepping out of her comfort zone. Friday, June 21, 2024, she will celebrate a first step toward success with a life plan to move forward.



The FSS Coordinator was selected to serve on a Scholarship Committee for The Learning Club. Six interns, who volunteered with the After School Tutoring Program, were recipients of a \$2,500 scholarship to pursue an education degree. These interns each dedicated at least 3 years to tutoring and mentoring our students in Public Housing!



Money Smart workshops continue! Participants completed a survey from FDIC to reflect on their financial situation. Guest speaker Brian Benton, Admissions Recruiter, from Great Jobs KC provided information about their tuition-free Career Paths Training and Scholarship Programs. Available scholarships are up to \$50,000 for high school students and adults. They also offer a new College Savings Match Program for 9th graders, up to \$1,400.



## Section 8 Housing Choice Voucher Program Monthly Management Report

May 2024

HOUSING CHOICE VOUCHER (HCV)															ATTRITION RATE									
Section 8	Funds Available Through the End of the Calendar Year	Projected Monthly Funds Available	Average Tenant Payment	Average HAP Payment Per Voucher	Total HAP Payment (includes Actual & Anticipated)	HAP Over/Under Authorized	Current Vouchers in Lease	Total Vouchers available/month	YTD vouchers leased	Target Number Of Vouchers	Number Vouchers Over/Under Authorized	YTD Number Vouchers Over/Under Authorized	Newly Leased This Month	Unit to Unit Moves or Owner Changes	Current Vouchers Looking	Vouchers	Funding	Vouchers	YTD Utilization	Funding	Vouchers Leased	Percent of Total	Average YTD Attrition	Average YTD Attrition
December	\$959,041	\$959,041	\$ 266	\$ 853	\$ 989,523	\$ 30,482	1,122	1,655	28,406	1,655	(533)	(533)	17	3	127	67.8%	117.9%	67.8%	117.9%	10	0.9%	16	1.4%	
January	\$1,032,214	\$1,032,214	\$ 268	\$ 868	\$ 994,976	\$ (37,238)	1,122	1,655	29,590	1,655	(533)	(533)	10	10	122	67.8%	118.6%	67.8%	118.6%	6	0.5%	6	0.5%	
February	\$1,032,214	\$1,032,214	\$ 263	\$ 880	\$ 1,017,765	\$ (14,449)	1,125	1,655	29,531	1,655	(530)	(530)	20	18	117	68.0%	121.3%	68.0%	121.3%	7	0.6%	6	0.5%	
March	\$1,101,937	\$1,101,937	\$ 263	\$ 903	\$ 1,049,609	\$ (52,328)	1,137	1,655	30,727	1,655	(518)	(518)	12	23	109	68.7%	125.1%	68.7%	125.1%	9	0.8%	8	0.7%	
April	\$1,101,945	\$1,101,945	\$ 260	\$ 914	\$ 1,052,436	\$ (49,509)	1,133	1,655	30,664	1,655	(522)	(522)	8	44	104	68.5%	125.4%	68.5%	125.4%	11	1.0%	8	0.7%	
May	\$1,061,010	\$1,061,010	\$ 259	\$ 936	\$ 1,068,071	\$ 7,061	1,125	1,655	31,852	1,655	(530)	(530)	9	25	137	68.0%	127.3%	68.0%	127.3%	10	0.9%	7	0.6%	

The purpose of this Management Report is to provide an overview of the Section 8 Housing Choice Voucher program. The report provides information on budget and voucher utilization as well as program trends and statistics.

Funds Available Through The End of the Year: The funds available through the end of the year is the projected amount of funding remaining for the Section 8 program. This is a projected number because the actual number is subject to change depending upon what HUD actually authorizes on a monthly basis.

Projected monthly funds available: This is the projected amount of funding the program will have available for that month.

Average Tenant Payment: Based upon our total tenant payments and our total number of vouchers, this is the average amount each tenant will pay out of pocket for rent.

Average Housing Assistance Payment (HAP) Per Voucher: This is the average HAP per voucher under lease for the current month based upon the total total HAP for the current month divided by the number of vouchers under lease.

Total Housing Assistance Payment (HAP): This is the actual and anticipated amount of HAP paid out for that month.

Housing Assistance Payment (HAP) Over/Under Authorized: This amount HAP that is over or under authorized based on the current monthly budget and average HAP payment per voucher.

Current Vouchers in Lease: This is the number of current vouchers in lease for the Section 8 program on the last day of the month.

Total vouchers available

Target Number of Vouchers: target number of vouchers the program should have in lease for that particular month based upon the current monthly budget and average HAP payment per voucher.

Number Vouchers Over/Under Authorized: This is the number of vouchers the program has overauthorized or underauthorized for that particular month based upon the target number of vouchers.

Newly Leased This Month: This is the number of new vouchers that have been utilized to lease up within this month.

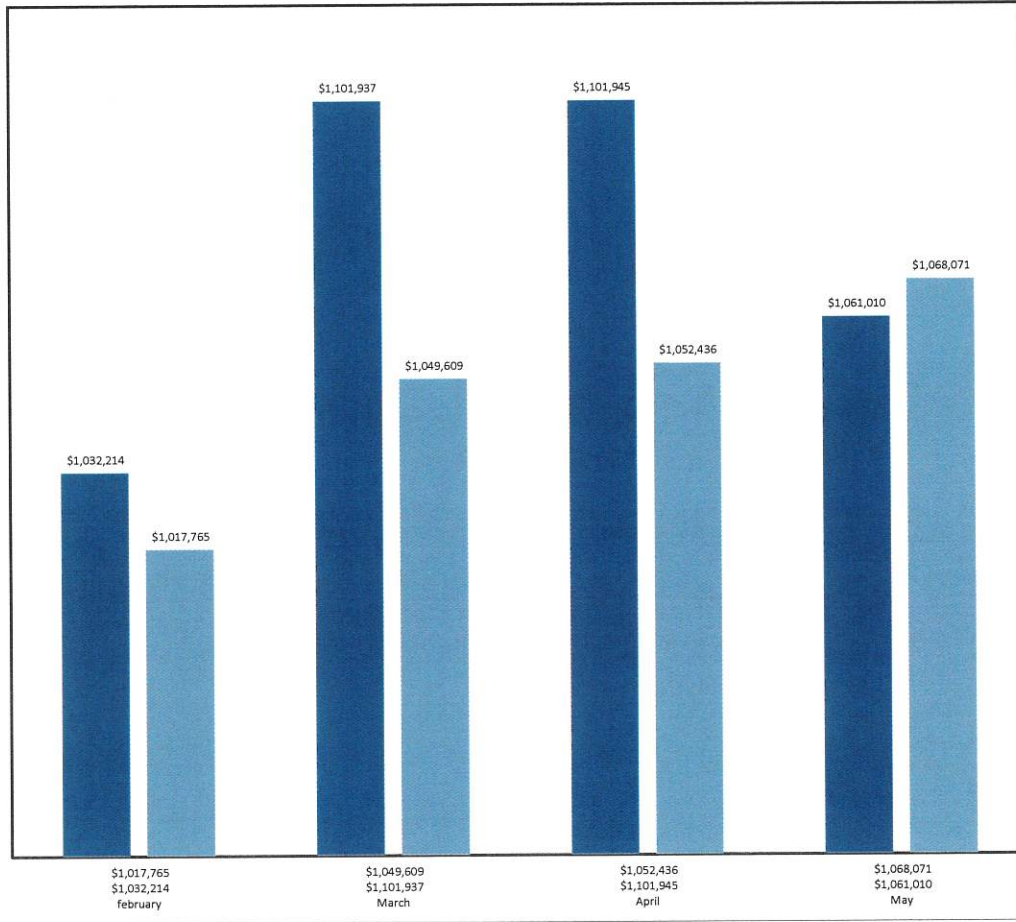
Current Vouchers Looking: This is the current numbers of vouchers that have been issued and the voucher holder is searching for a unit. =137

Homeownership: Current number of homeownership vouchers =6

Family Self Sufficiency Participants (FSS): Current number of participants involved in the Section 8 Family Self Sufficiency Program . = enrolled HCV 36

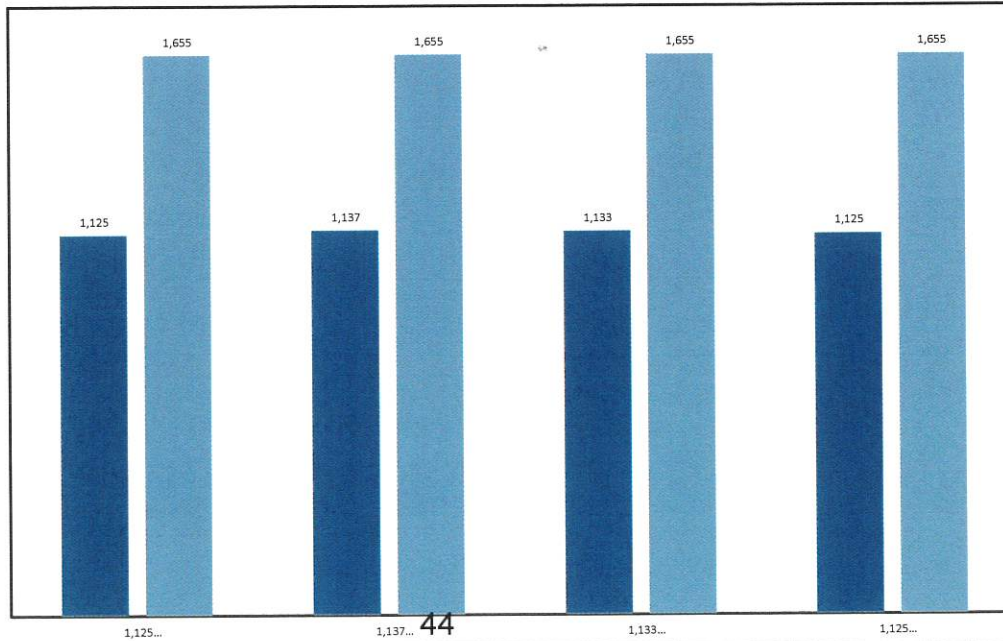
Section 8 Monthly Housing Assistance Payments

■ HAP Payments



Section 8 Vouchers In-Lease and Target Leasing Rate

■ In-Lease ■ Target





# Kansas City Kansas Housing Authority

## Public Safety Department 01/01/2020 - 05/31/2024

### Report K

Total Report Incident Types Exported: 199

Report Incident Types	Location
<b>↳ BELROSE MANOR • Count: 5</b>	
BANNED INDIVIDUAL	BELROSE MANOR
DOMESTIC VIOLENCE	BELROSE MANOR
LEASE VIOLATION (PH)	BELROSE MANOR
TOW STICKER	BELROSE MANOR
TOW STICKER	BELROSE MANOR
<b>↳ BETHANY PARK TOWERS • Count: 21</b>	
BATTERY	BETHANY PARK TOWERS
LEASE VIOLATION (PH)	BETHANY PARK TOWERS
EVICTON	BETHANY PARK TOWERS
DISTURBING THE PEACE	BETHANY PARK TOWERS
TOWED VEHICLE	BETHANY PARK TOWERS
TRESPASSER	BETHANY PARK TOWERS
TRESPASSER	BETHANY PARK TOWERS
LOITERING	BETHANY PARK TOWERS
LOITERING	BETHANY PARK TOWERS
ASSAULT	BETHANY PARK TOWERS
BANNED INDIVIDUAL	BETHANY PARK TOWERS
BANNED INDIVIDUAL	BETHANY PARK TOWERS
NARCOTICS CRIME	BETHANY PARK TOWERS
EVICTON	BETHANY PARK TOWERS
CRIMINAL ACTIVITY	BETHANY PARK TOWERS
TOW STICKER	BETHANY PARK TOWERS
BANNED INDIVIDUAL	BETHANY PARK TOWERS
ARSON	BETHANY PARK TOWERS
AGGRAVATED BATTERY	BETHANY PARK TOWERS
BANNED INDIVIDUAL	BETHANY PARK TOWERS
BANNED INDIVIDUAL	BETHANY PARK TOWERS

# Kansas City Kansas Housing Authority

Report K

<b>↓ BONNER SPRINGS • Count: 4</b>	
BANNED INDIVIDUAL	BONNER SPRINGS
BATTERY	BONNER SPRINGS
ASSAULT	BONNER SPRINGS
LEASE VIOLATION (PH)	BONNER SPRINGS
<b>↓ CHALET MANOR • Count: 1</b>	
INFORMATION CALL	CHALET MANOR
<b>↓ CYRUS K. HOLLIDAY • Count: 2</b>	
TOWED VEHICLE	CYRUS K. HOLLIDAY
BANNED INDIVIDUAL	CYRUS K. HOLLIDAY
<b>↓ DOUGLAS HEIGHTS • Count: 26</b>	
EVICION	DOUGLAS HEIGHTS
CRIMINAL ACTIVITY	DOUGLAS HEIGHTS
SELF-INITIATED ACTIVITY	DOUGLAS HEIGHTS
BANNED INDIVIDUAL	DOUGLAS HEIGHTS
BANNED INDIVIDUAL	DOUGLAS HEIGHTS
BANNED INDIVIDUAL	DOUGLAS HEIGHTS
BANNED INDIVIDUAL	DOUGLAS HEIGHTS
BANNED INDIVIDUAL	DOUGLAS HEIGHTS
HOMICIDE	DOUGLAS HEIGHTS
LEASE VIOLATION (PH)	DOUGLAS HEIGHTS
LEASE VIOLATION (PH)	DOUGLAS HEIGHTS
LEASE VIOLATION (PH)	DOUGLAS HEIGHTS
DISTURBING THE PEACE	DOUGLAS HEIGHTS
CRIMINAL ACTIVITY	DOUGLAS HEIGHTS
CRIMINAL ACTIVITY	DOUGLAS HEIGHTS
CRIMINAL ACTIVITY	DOUGLAS HEIGHTS
TOWED VEHICLE	DOUGLAS HEIGHTS
TOW STICKER	DOUGLAS HEIGHTS
TOW STICKER	DOUGLAS HEIGHTS
BANNED INDIVIDUAL	DOUGLAS HEIGHTS



BANNED INDIVIDUAL	DOUGLAS HEIGHTS
BANNED INDIVIDUAL	DOUGLAS HEIGHTS
BATTERY	DOUGLAS HEIGHTS
INFORMATION CALL	DOUGLAS HEIGHTS
INFORMATION CALL	DOUGLAS HEIGHTS
EVICTION	DOUGLAS HEIGHTS
<b>• DOUGLAS HEIGHTS TOWER • Count: 19</b>	
BANNED INDIVIDUAL	DOUGLAS HEIGHTS TOWER
BANNED INDIVIDUAL	DOUGLAS HEIGHTS TOWER
CRIMINAL DAMAGE (MISD)	DOUGLAS HEIGHTS TOWER
LEASE VIOLATION (PH)	DOUGLAS HEIGHTS TOWER
LEASE VIOLATION (PH)	DOUGLAS HEIGHTS TOWER
NARCOTICS CRIME	DOUGLAS HEIGHTS TOWER
ASSAULT	DOUGLAS HEIGHTS TOWER
BANNED INDIVIDUAL	DOUGLAS HEIGHTS TOWER
BATTERY	DOUGLAS HEIGHTS TOWER
CRIMINAL DAMAGE (MISD)	DOUGLAS HEIGHTS TOWER
LEASE VIOLATION (PH)	DOUGLAS HEIGHTS TOWER
LEASE VIOLATION (PH)	DOUGLAS HEIGHTS TOWER
LEASE VIOLATION (PH)	DOUGLAS HEIGHTS TOWER
EVICTION	DOUGLAS HEIGHTS TOWER
DISTURBING THE PEACE	DOUGLAS HEIGHTS TOWER
INFORMATION CALL	DOUGLAS HEIGHTS TOWER
TOW STICKER	DOUGLAS HEIGHTS TOWER
TOW STICKER	DOUGLAS HEIGHTS TOWER
TOW STICKER	DOUGLAS HEIGHTS TOWER
<b>• GLANVILLE TOWERS • Count: 14</b>	
BANNED INDIVIDUAL	GLANVILLE TOWERS
LEASE VIOLATION (PH)	GLANVILLE TOWERS
DISTURBING THE PEACE	GLANVILLE TOWERS
ASSAULT	GLANVILLE TOWERS

# Kansas City Kansas Housing Authority

Report K

	CRIMINAL ACTIVITY	SCATTERED SITES
	BANNED INDIVIDUAL	SCATTERED SITES
	DOMESTIC VIOLENCE	SCATTERED SITES
	CRIMINAL DAMAGE (MISD)	SCATTERED SITES
	LEASE VIOLATION (PH)	SCATTERED SITES
	EVICTON	SCATTERED SITES
	DISTURBING THE PEACE	SCATTERED SITES
	BANNED INDIVIDUAL	SCATTERED SITES
	BANNED INDIVIDUAL	SCATTERED SITES
	EVICTON	SCATTERED SITES
	EVICTON	SCATTERED SITES
<b>4 ST. MARGARETS PARK • Count: 2</b>		
	INFORMATION CALL	ST. MARGARETS PARK
	NARCOTICS CRIME	ST. MARGARETS PARK
<b>4 WELBORN VILLA • Count: 3</b>		
<b>48</b>	SELF-INITIATED ACTIVITY	WELBORN VILLA
	CRIMINAL DAMAGE (MISD)	WELBORN VILLA
	THEFT	WELBORN VILLA
<b>4 WESTGATE TOWERS • Count: 28</b>		
	CRIMINAL DAMAGE (MISD)	WESTGATE TOWERS
	NARCOTICS CRIME	WESTGATE TOWERS
	EVICTON	WESTGATE TOWERS
	EVICTON	WESTGATE TOWERS
	DISTURBING THE PEACE	WESTGATE TOWERS
	PUBLIC INTOXICATION	WESTGATE TOWERS
	EVICTON	WESTGATE TOWERS
	DISTURBING THE PEACE	WESTGATE TOWERS
	EVICTON	WESTGATE TOWERS
	BANNED INDIVIDUAL	WESTGATE TOWERS
	BANNED INDIVIDUAL	WESTGATE TOWERS
	BANNED INDIVIDUAL	WESTGATE TOWERS



# Kansas City Kansas Housing Authority

Report K

	SQUATTER / SQUATTING	GLANVILLE TOWERS
	BANNED INDIVIDUAL	GLANVILLE TOWERS
	BATTERY	GLANVILLE TOWERS
	LEASE VIOLATION (PH)	GLANVILLE TOWERS
	SELF-INITIATED ACTIVITY	GLANVILLE TOWERS
	BANNED INDIVIDUAL	GLANVILLE TOWERS
	LEASE VIOLATION (PH)	GLANVILLE TOWERS
	MEDICAL CALL	GLANVILLE TOWERS
	TRESPASSER	GLANVILLE TOWERS
	WELFARE CHECK	GLANVILLE TOWERS
<b>↳ GRANDVIEW PARK MANOR • Count: 1</b>		
	INFORMATION CALL	GRANDVIEW PARK MANOR
<b>↳ KCKHA ADMIN BUILDING • Count: 2</b>		
	INFORMATION CALL	KCKHA ADMIN BUILDING
	MEDICAL CALL	KCKHA ADMIN BUILDING
<b>↳ PLAZA TOWERS • Count: 7</b>		
	LEASE VIOLATION (PH)	PLAZA TOWERS
	UNAUTHORIZED GUEST	PLAZA TOWERS
	BANNED INDIVIDUAL	PLAZA TOWERS
	BANNED INDIVIDUAL	PLAZA TOWERS
	LEASE VIOLATION (PH)	PLAZA TOWERS
	EVICTON	PLAZA TOWERS
	BANNED INDIVIDUAL	PLAZA TOWERS
<b>↳ ROSEDALE TOWERS • Count: 6</b>		
	DISORDERLY CONDUCT	ROSEDALE TOWERS
	LEASE VIOLATION (PH)	ROSEDALE TOWERS
	AGGRAVATED ASSAULT	ROSEDALE TOWERS
	BANNED INDIVIDUAL	ROSEDALE TOWERS
	BANNED INDIVIDUAL	ROSEDALE TOWERS
	LEASE VIOLATION (PH)	ROSEDALE TOWERS
<b>↳ SCATTERED SITES • Count: 11</b>		



# Kansas City Kansas Housing Authority

Report K

BANNED INDIVIDUAL	WESTGATE TOWERS
BANNED INDIVIDUAL	WESTGATE TOWERS
BANNED INDIVIDUAL	WESTGATE TOWERS
DOMESTIC VIOLENCE	WESTGATE TOWERS
EVICTON	WESTGATE TOWERS
EVICTON	WESTGATE TOWERS
CIT / MENTALLY DISTURBED	WESTGATE TOWERS
INFORMATION CALL	WESTGATE TOWERS
PET LEASE VIOLATION	WESTGATE TOWERS
WELFARE CHECK	WESTGATE TOWERS
ASSAULT	WESTGATE TOWERS
FIRE	WESTGATE TOWERS
BANNED INDIVIDUAL	WESTGATE TOWERS
BANNED INDIVIDUAL	WESTGATE TOWERS
TOW STICKER	WESTGATE TOWERS
TOW STICKER	WESTGATE TOWERS
<b>50</b>	
<b>• WESTGATE VILLA • Count: 2</b>	
BANNED INDIVIDUAL	WESTGATE VILLA
LEASE VIOLATION (PH)	WESTGATE VILLA
<b>• WYANDOTTE TOWERS • Count: 45</b>	
AGGRAVATED ASSAULT	WYANDOTTE TOWERS
EVICTON	WYANDOTTE TOWERS
EVICTON	WYANDOTTE TOWERS
BANNED INDIVIDUAL	WYANDOTTE TOWERS
TOW STICKER	WYANDOTTE TOWERS
TOWED VEHICLE	WYANDOTTE TOWERS
TOWED VEHICLE	WYANDOTTE TOWERS
EVICTON	WYANDOTTE TOWERS
SQUATTER / SQUATTING	WYANDOTTE TOWERS
DISORDERLY CONDUCT	WYANDOTTE TOWERS
DISORDERLY CONDUCT	WYANDOTTE TOWERS



DISTURBING THE PEACE	WYANDOTTE TOWERS
ASSAULT	WYANDOTTE TOWERS
AGGRAVATED BATTERY	WYANDOTTE TOWERS
BANNED INDIVIDUAL	WYANDOTTE TOWERS
BATTERY	WYANDOTTE TOWERS
INFORMATION CALL	WYANDOTTE TOWERS
SEX CRIMES	WYANDOTTE TOWERS
SEX CRIMES	WYANDOTTE TOWERS
TRESPASSER	WYANDOTTE TOWERS
DISTURBING THE PEACE	WYANDOTTE TOWERS
DISTURBING THE PEACE	WYANDOTTE TOWERS
DISTURBING THE PEACE	WYANDOTTE TOWERS
UNAUTHORIZED GUEST	WYANDOTTE TOWERS
BANNED INDIVIDUAL	WYANDOTTE TOWERS
CRIMINAL DAMAGE (MISD)	WYANDOTTE TOWERS
CRIMINAL ACTIVITY	WYANDOTTE TOWERS
BANNED INDIVIDUAL	WYANDOTTE TOWERS
EVICTON	WYANDOTTE TOWERS
CRIMINAL ACTIVITY	WYANDOTTE TOWERS
BANNED INDIVIDUAL	WYANDOTTE TOWERS
DISTURBING THE PEACE	WYANDOTTE TOWERS
MISC. REPORT	WYANDOTTE TOWERS
SELF-INITIATED ACTIVITY	WYANDOTTE TOWERS
BANNED INDIVIDUAL	WYANDOTTE TOWERS
BATTERY	WYANDOTTE TOWERS
EVICTON	WYANDOTTE TOWERS
DISORDERLY CONDUCT	WYANDOTTE TOWERS
AGGRAVATED ASSAULT	WYANDOTTE TOWERS
BANNED INDIVIDUAL	WYANDOTTE TOWERS
BANNED INDIVIDUAL	WYANDOTTE TOWERS
BANNED INDIVIDUAL	WYANDOTTE TOWERS

BATTERY	WYANDOTTE TOWERS
EVICTION	WYANDOTTE TOWERS
BATTERY	WYANDOTTE TOWERS
<b>Total Report Incident Types Exported: 199</b>	



**RESOLUTION NO. 2024-27**

DECLARE THE REPAIR OF ELEVATOR EQUIPMENT AN EMERGENCY AND AUTHORIZE A CONTRACT FOR THE EMERGENCY REPAIR AT WYANDOTTE TOWERS LOCATED AT 915 WASHINGTON BLVD. IN KANSAS CITY, KANSAS WITH MINNESOTA ELEVATOR INCORPORATED (MEI)-TOTAL ELEVATOR SOLUTIONS

**WHEREAS** the Kansas City, Kansas Housing Authority (KCKHA) has been informed of a serious and eminent situation regarding elevator equipment at Wyandotte Towers; and

**WHEREAS** one elevator at Wyandotte Towers failed safety inspection and was mandated to be shut down by the inspector; and

**WHEREAS** currently one elevator is not operational, and the other is operating at limited capacity; and

**WHEREAS** the KCKHA in an effort to maintain elevator service in Wyandotte Towers must act quickly and is requesting a variance in its Procurement Policy and to declare the elevator repair and modernization at Wyandotte Towers an emergency; and

**WHEREAS** the KCKHA has a current service and maintenance contract with MEI-Total Elevator Solutions for the service and maintenance of elevator equipment for the seven high-rises owned by the Housing Authority; and

**WHEREAS** staff has requested that MEI-Total Elevator Solutions prepare an estimate for the repair and modernization of elevator equipment at Wyandotte Towers to correct the current situation; and

**WHEREAS** MEI-Total Elevator Solutions has estimated the repair and modernization of elevator equipment at Wyandotte Towers in the amount of \$212,179; and

**WHEREAS** staff is recommending the elevator repair and modernization be declared an emergency, requests a variance in the KCKHA's Procurement Policy, and to authorize entering into a contract for the repair and modernization of elevator equipment at Wyandotte Towers located at 915 Washington Blvd. in Kansas City, Kansas with MEI-Total Elevator Solutions in Kansas City, Kansas, in the amount of \$212,179.

**BE IT RESOLVED** the Board of Commissioners of the Housing Authority of Kansas City, Kansas declares the elevator repair and modernization an emergency and authorizes a variance in the KCKHA's Procurement Policy to allow for the elevator repair and modernization by the Housing Authority's current elevator service and maintenance contractor.

**BE IT RESOLVED** the Board of Commissioners authorizes entering into a contract for emergency elevator repair and modernization at Wyandotte Towers located at 915 Washington Blvd. in Kansas City, Kansas with MEI-Total Elevator Solutions in the amount of \$212,179.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** the Board of Commissioners does hereby approve Resolution Number 2024-27.

**X**

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Matthew T. Watkins  
Chairman

**X**

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Andrea Tapia  
Executive Director/CEO

Kansas City, Kansas Housing Authority  
Board of Commissioner's Meeting  
June 20, 2024

**New Business Consent Item:** Declare the repair of elevator equipment an emergency and authorize a contract for the emergency repair at Wyandotte Towers located at 915 Washington Blvd. in Kansas City, Kansas with Minnesota Elevator Incorporated (MEI)-Total Elevator Solutions

Resolution No. 2024-27

**Background:**

The Kansas City, Kansas Housing Authority entered into a service and maintenance contract with MEI in 2015 for service and maintenance of elevator equipment in seven of the Housing Authority high-rises. As part of that agreement the elevator is inspected by a third party and goes through a safety inspection once a year

QEI (third-party inspector) hired by MEI for safety inspections brought to the Housing Authority's attention, that one of the elevators failed safety inspection on May 30, 2024. Due to this failed inspection the elevator was mandated by the inspector to be shut down. The elevator will not be operational until repaired and passes re-inspection. The repairs are expected to take up to three months because the parts must be ordered. This has created an emergency situation. Our policy is to maintain at least one elevator operational at all times in all of our towers. At this time one elevator is not operational, and the other is operating at limited capacity. MEI informed the Housing Authority that it is not a matter of "if" the other elevator will break down, but a matter of "when" and that could be at anytime due to its current condition.

**Current Issue:**

Due to the current situation with the elevators at Wyandotte Towers, staff could not bid this per our Procurement Policy. The time required in hiring an architect, having them prepare plans, and bid the work would take months. Therefore, staff is requesting a variance to the Housing Authority's Procurement Policy and to declare the elevator repair at Wyandotte Towers an emergency to be repaired by our elevator service and maintenance provider.

Funding for this project will come from the Capital Fund Program. Since this project was not anticipated or planned, this project was not in the Capital Fund Program Five Year Plan. However, Capital Fund Program funding can be used for emergencies. Therefore, to provide funding for this project, funding allocated in the 2023-year plan for windows at K1- 52 St. Margarets Park, will be reduced from \$1,200,000 to \$1,200,000.

Staff requested t MEI prepare a quote to repair and modernize the elevators at Wyandotte Towers. The quote would replace elevator equipment for both elevators with non-proprietary equipment.

MEI's quote to repair the elevator equipment is \$212,179. The new repairs for both elevators include machines, motor, machine isolation beam, machine isolation assemble traction, sheave guard assembly and rope gripper.

Attached is a resolution that will authorize a variance to our Procurement Policy declaring the elevator repair and modernization an emergency and authorizing the Housing Authority to enter into a contract with MEI for repair and modernization of elevator equipment at Wyandotte Towers located 915 Washington Blvd. in the amount of \$212,179.

Staff recommends approval of this resolution.

**Board Action:**

Approve Resolution No. 2024-27, if Appropriate.