



Agenda

Housing Authority of the City of Kansas City, Kansas

Regular Meeting

Thursday, July 18, 2024
12 noon

Boardroom
1124 N. 9th Street

- I. Roll Call
- II. Approval of the Minutes
Regular Board Meeting June 20, 2024
(Pages 1—6)
- III. Executive Director's Report
(Pages 7—29)
- IV. Public Comments
Contact Jackie Randle at jrandle@kckha.org or (913) 281-3300 in advance of the meeting to be placed on the agenda to speak. Comments will have a time limit determined by the Chairman.
- V. Committee Reports
- VI. New Business Consent Items: None
- VII. New Discussion Items: None
- VIII. Executive Session
- IX. Adjournment

Lunch will be served at 12 noon for Board members.

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF KANSAS CITY, KANSAS**

Thursday, June 20, 2024
12 noon

Boardroom
1124 N. 9th Street

On the 20th day of June 2024 at 12 noon, the Board of Commissioners of the Housing Authority of Kansas City, Kansas met in regular session. The meeting was called to order by Chairman Watkins, and upon roll call, the following members of the body were present:

Matthew T. Watkins, Chairman
J.D. Rios, Vice-Chairman
Jacques Barber, Commissioner
Dr. Nozella Brown, Commissioner
Raul Escarcega, Commissioner
Dr. Carla Whiteside-Hicks, Commissioner
Paul Jones, Commissioner
Pastor Roderick McConnell, Commissioner (via Zoom)
Dr. Chiquita Miller, Commissioner
Chandra Ward, Commissioner (via Zoom)
Linda Warner, Commissioner

ABSENT: P. Anne McDonald, Commissioner

ALSO, PRESENT: Andrea Tapia, Executive Director/CEO
Anwar Crockett, Asst. Director of Housing Operations
Stephanie Drake, Human Resources Officer
Cherrie Escobar Sutton, Director of Section 8
Jen Garrison, IT Administrator
Gerald Glavin, Development & Revitalization Coordinator
Alexander Kump, Director of Public Safety
Susan Martin, Modernization/504 Coordinator
Solomon Mekonnen, Asst. Director of Finance
Robert Purduski, Asst. Director of Housing Operations
Jacqueline D. Randle, Executive Services Manager
Jeremy Simon, Modernization Coordinator
Chenaye Sutton, Family Self-Sufficiency Coordinator

Chairman Watkins called the meeting to order and roll call was taken.

Chairman Watkins called for approval of the minutes for May 16, 2024. Commissioner Escarcega made the motion to approve the minutes. Commissioner Barber seconded the motion, and the following vote was recorded:

AYES: Barber, Brown, Escarcega, Whiteside-Hicks, Jones, McConnell, Miller, Rios, Ward, Watkins

NAYS: None

ABSENT: McDonald

ABSTAIN: Warner

Motion carried.

Executive Director's Report

- Ms. Tapia welcomed everyone. She said the Public Safety Officers are doing foot patrols, introducing themselves and creating a community with our residents. The Public Safety Officers have gone over to Glanville Towers to address people congregating in the area which do not belong there. Ms. Tapia then drew the Board's attention to the flower bed area with the statue at Glanville Towers that was built by the residents. Mr. Kump explained his Public Safety Officers have cleaned up the area around Glanville Towers and individuals are not loitering around as much anymore. The residents have thanked them for creating a safe space they can enjoy. Commissioner Escarcega asked if the heat index has contributed to a large gathering of people. Mr. Kump said people were advised it is not acceptable to congregate around Glanville Towers at anytime. Ms. Tapia said the reporting system, from Omnigo, is listed on page 45 and questions can be relayed to Mr. Kump who can provide additional information if requested by the Board. Commissioner Barber said he was happy to see the report and questioned how many involve local staff and the police. Mr. Kump explained this report goes back to before he was on staff. He further noted the police reporting system has been down for several weeks and he has been unable to get reports. He discussed how the KCKPD is beginning to know our Public Safety staff. Also, he has reached out to the Sheriff and Undersheriff to tow vehicles which should not be on our property.
- Ms. Tapia then noted there was a picture circulating in the boardroom of a vehicle which ran a red light and crashed into one of our buildings at Welborn Villa. The individual who lives there normally sleeps on the sofa, but luckily, he did not on that night and was not harmed. The driver ran from the scene and was apprehended by the police. The building was secured, and the insurance company provided a claim number today. The resident was scheduled to go out of town for a funeral and is not in the unit currently. Staff is working on

ensuring he has a place to reside when he returns. The unit is boarded up. Commissioner Jones asked if there is a barrier to prevent this from happening to another unit. Ms. Tapia said there is not, and Leavenworth Road is a busy street. Ms. Stroud said they are looking at what can be done.

- Information Technology staff is doing a great job and scores are going up. Ms. Tapia said we are at 94 percent remediation. Ms. Garrison said with everyone being hacked staff is doing a good job of paying attention to what they are doing online. Ms. Tapia said we are reviewing subscriptions which are outdated, and Ms. Garrison has found an annual cost savings of \$73,000 and we look forward to that number increasing.
- Human Resources is steadily hiring new staff. There were four new hires for the month of May. Staff training is continuing. The first session of sexual harassment training was provided to all employees. Part two training will also take place. Ms. Drake attended the Society for Human Resource Management (SHRM) employment conference. Ms. Drakes said the conference was informative and it was held for HR professionals and attorneys practicing employment law. Recent court cases were discussed at the training. The Pregnancy Worker's Fairness Act was discussed along with changes to this act. The posters regarding this matter and others have been placed in our buildings. Ms. Drake stated a presentation was held on eliminating biases. There were three hundred people in attendance. Changing marijuana laws were discussed and some companies stated they are doing away with marijuana laws as buildings would be empty if they continue to test. The conference was eight hours. Commissioner Barber asked for an example of a case affecting the workplace. Ms. Drake said there was a case involving the Post Office as reasonable accommodations. They did not make the necessary accommodations for the employee and the court ruled in the employee's favor. Ms. Tapia also noted Ms. Drake spent a day volunteering with Connections for Success.
- Housing Choice Voucher (HCV) program continues to increase its lease up. The Resident Incentive Program has been utilized by fewer than five participants which is good utilization. The money is getting in the hands of the landlords as an incentive to lease to our residents. Commissioner Barber recently read about a pilot program HUD is rolling out to provide cash to eliminate the stigma of using vouchers. Ms. Tapia said she was not aware of this pilot program, and it would be difficult to do this as the voucher has no cash value. Chairman Watkins said there is a pilot program in Seattle, for the homeless, where they provide a direct \$300 or \$400 payment which helps keep them in housing. Commissioner Barber noted his statement was in response to landlords complaining about the inspections they go through. He did not want to spend anymore time on this as it does not relate to our agency right now.
- Ms. Tapia asked Mr. Jeremy Simon to share with the Board some of the modernization projects. Pictures were shown on the overhead. Ms. Tapia said staff put mulch out front and pulled some weeds. Mr. Simon noted he started

with the Housing Authority in January, and he works with Ms. Sue Martin in the Modernization Department. Mr. Simon went over what was represented in the pictures. Parking lots and playground areas were highlighted. Ms. Martin said they are proud of the playground areas for the children to use. Ms. Tapia said a lot of discussion goes into making decisions on modernization.

Public Comments

Chairman Watkins called for public comments and there were none.

Bylaws

Commissioners Barber said the Bylaws Committee did not meet.

Finance

Chairman Watkins said the Finance Committee has not met.

Inclusion and Public Information

Commissioner Escarcega said the Inclusion and Public Information Committee did not meet.

Personnel

Commissioner Whiteside-Hicks said they met on June 13, 2024. She said Ms. Drake is reviewing job descriptions and will be job shadowing to see what staff are doing. She likes the fact this is happening. They discussed reducing the six-month probation period, which is extreme, staff cannot use vacation leave during this time. They are looking at the sick leave policy which can only be used in one-hour increments which is an outdate policy, as someone may need only 15 minutes. Commissioner Whiteside-Hicks said daily huddles are continuing, and work comp training was recently discussed. When incidents occur, they are asking staff to review and see what they could have done differently, so they can better remember what needs to happen in the future. Commissioner Barber noted other organizations use tele-conferencing for health care and asked was it available at this agency. Ms. Tapia said she was open to staff participating in tele-conferencing. They could clock out and then clock back in. Ms. Garrison said this

may need to be done on their personal devices as they may need to download an application which is not safe for our agency.

Development

Ms. Tapia said the Development Committee did not meet.

Resident Services

Chairman Watkins said he would need to meet with Commissioner McConnell to discuss what this group looks like and this would be done in the next week. Commissioner McConnell said he would bring his report next month.

The following committees did not meet: Bylaws, Executive, Finance, Inclusion and Public Information, and Resident Participation.

New Business Consent Item

Chairman Watkins called for approval of the Consent agenda. Commissioner Rios made a motion to approve Resolution Nos. 2024-27. Commissioner Barber seconded the motion. Commissioner Warner had a question about the typo on page 55, where it mentions reducing money from \$1.2 million to \$1.2 million. She assumes it would be reduced to \$1 million. Ms. Martin said this was correct. The following vote was then recorded:

AYES: Barber, Brown, Escarcega, Jones, McConnell, Miller, Rios, Watkins

NAYS: None

ABSENT: Whiteside-Hicks, McDonald, Ward, Warner

ABSTAIN: None

Motion carried.

New Business Discussion Items:

None

Commission McConnell asked would the elevators in Wyandotte Towers be fixed by the end of September? Ms. Tapia said this is the estimate. Chairman Watkins added it could be sooner or it could be later.

Chairman Watkins called for adjournment, and it passed unanimously.

Matthew T. Watkins, Chairman

Andrea Tapia, Executive Director/CEO



Kansas City, Kansas Housing Authority

1124 North Ninth Street

Kansas City, Kansas 66101-2197

Main (913) 281-3300 **Fax** (913) 279-3428 **TTY** (800)766-3777

www.kckha.org

To: Board of Commissioners
From: Andrea Tapia, Executive Director/CEO
Date: July 18, 2024
Re: Executive Director Report

The Executive Director/CEO's written portion of this report will be presented in its entirety prior to the board meeting.

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

**Kansas City, Kansas Housing Authority
Statement of Funds Available
For the Period Ended JUNE 30, 2024**

Description	Rate ^(a)	Maturity Date	Amount	Bank
General Fund Account	0.15%		\$48,347.68	Liberty
Payroll Account	0.00%		\$223.39	bank of Labor
ACH Pymt Account	0.00%		\$1,181.53	Liberty & Bank of La
Rent Depository Account	0.00%		\$500,000.00	Bank of Labor
Rent Depository Acct. Cash Sweep	2.53%		\$5,784,513.94	Bank of Labor
Rent Bank Deposit Accounts	0.019%		\$406,562.43	Various Rent Banks
Homeless Prevention Program	0.049%		5,531.20	Bank of Labor
Sponsorship Program	0.019%		20,332.16	Bank of Labor
Section 8 Checking	0.00%		1,808,266.25	Bank of Labor
EPC Replacement Reserve Acct	0.15%		\$0.00	Liberty
Family Self Sufficiency	0.019%		\$130,645.47	Bank of Labor
KCKHA Debt Service Account			\$1,243,326.04	Deutsche Bank
CD #120245349	5.00%	03/01/25	\$500,000.00	Bank of Labor
CD #08010806 (Investment)	5.40%	01/00/00	\$3,000,000.00	Bank of Labor

(a) Represents Rates as of July 11, 2024 provided by Banks.

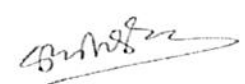
Note: Amounts reflect balances from month-end statements. Reconciliation of outstanding checks will adjust account balances, accordingly.



Worku Alem
Director of Finance

**Kansas City, Kansas Housing Authority
 Delinquency in Accounts Receivable
 For the Month of June 30, 2024**

	Rent & <u>Other Charges</u>	Repayment <u>Agreements</u>	Net <u>Total</u>
Accounts Receivable	\$150,836.29	(\$55,726.49)	\$95,109.80
(Amounts Delinquent)			
Total Charges to Tenants for Month			\$517,515.06
Delinquency Ratio			18.38%
Petitioned to Court			<u>36</u>
Praecipes Issued			<u>25</u>
Evictions			<u>13</u>
Pending Evictions			<u>6</u>



Worku Alem
 Director of Finance

Kansas City, Kansas Housing Authority	
Payments Over \$1,000.00	
For The Month of JUNE '24	
CONTRACTS	
MAINTENANCE COSTS	
AMERICAN DIGITAL SECURITY, LLC	\$13,969.26
American Textile Mills Inc.	\$1,011.96
BAILEY INDUSTRIAL CLEANING	\$7,790.00
Booney's Lawn Service	\$3,040.00
Buck Roofing & Construction, LLC	\$1,150.00
CALHOUN LAWN CARE, LLC	\$11,280.00
CALHOUN LAWN CARE, LLC	\$3,760.00
CALHOUN LAWN CARE, LLC	\$3,760.00
Carpet Corner Inc.	\$9,568.07
CE WATER MANAGEMENT	\$4,635.00
Charter Communications	\$1,316.94
Commercial Flooworks, Inc.	\$5,944.84
DAVID ALLEN HENDERSON DBA	\$2,590.00
DAVID ALLEN HENDERSON DBA	\$1,295.00
DAVID ALLEN HENDERSON DBA	\$1,295.00
ECM HOLDINGS GROUP, INC	\$8,200.00
Elevator Safety Services, Inc	\$3,300.00
F & C REMODELING & CLEANING SERVICE	\$8,405.00
F & C REMODELING & CLEANING SERVICE	\$1,475.00
Ferguson Enterprises, LLC.	\$3,926.02
GE APPLIANCES,A HAIER COMPANY	\$1,900.00
H.D. Supply	\$43,043.20
H.D. Supply	\$2,067.64
Insko Industries, Inc	\$8,264.00
Johnson Controls Inc.	\$16,817.74
Johnson Controls Inc.	\$1,223.50
KEATING MUD JACKING & CONCRETE, INC.	\$1,000.00
Lowe's	\$1,897.80
McCray Lumber & Millwork	\$2,911.98
MEI TOTAL ELEVATOR SOLUTIONS	\$1,236.00
MIDWEST BED BUG SERVICES	\$6,750.00
National Fire Suppression	\$9,548.00
National Fire Suppression	\$3,657.00
OSCARS MAINTENANCE SERVICE CORP, LLC	\$7,970.00

OSCARS MAINTENANCE SERVICE CORP, LLC	\$1,790.00
Predator Termite & Pest Contr	\$4,997.50
PRESTO-X	\$1,350.00
REPUBLIC SERVICES #468	\$2,915.34
STACO ELECTRIC CONSTRUCTION CO	\$4,879.30
STACO ELECTRIC CONSTRUCTION CO	\$1,466.09
Stanion Wholesale Elec. Co.	\$71,049.67
SUPER PAINTERS KC, LLC	\$6,600.00
SUTTON REMODELING, LLC	\$1,800.00
SUTTON REMODELING, LLC	\$1,400.00
Tony Rod Screen Printing	\$2,737.00
Virginia Tile Company	\$1,060.72
W CARTER & ASSOCIATES GLAZING, LLC	\$4,900.00
W.B. PEST CONTROL	\$1,150.00
Waste Management	\$6,742.93
Zep Manufacturing Company	\$1,646.40
MISCELLANEOUS	
Amazon Capital Services, inc	\$1,861.93
AT&T	\$8,186.98
Carahsoft Technology Corporation	\$5,106.04
CROSS-LINES COMMUNITY OUTREACH INC	\$1,537.71
Evans & Mullinix, P.A.	\$5,706.00
Housing Authority Risk Retention Group	\$2,257.28
Housing Authority Risk Retention Group	\$1,863.50
Housing Insurance Serv. Inc.	\$4,559.00
KLEND AUSTERMAN LLC	\$1,068.71
MRI Software LLC (HAB, INC)	\$6,612.00
Postmaster	\$5,000.00
U.S BANK EQUIPMENT FINANCE	\$2,650.01
Utility Management Services	\$2,500.00
Verizon Wireless	\$4,904.61
WEX BANK DBA WRIGHT EXPRESS FSC	\$6,268.27
MODERNIZATION	

**Kansas City, Kansas Housing Authority
Operating Income and Expenditure
For the Period Ended May 31, 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	
OPERATING INCOME:																			
Dwelling Rent	\$0.00			\$928,049.90	15%	\$6,106,831.00				\$928,049.90	15%	\$6,106,831.00				\$928,049.90	15%	\$6,106,831.00	
Fraud Recovery Income										\$5,703.00		\$5,703.00				\$5,703.00		\$5,703.00	
Interest Income	\$159.99	0%	\$212,780.00	\$10.09	1%	\$710.00				\$170.08	0%	\$170.08				\$170.08	0%	\$213,490.00	
Tenant Income	\$0.00			\$45,396.28	17%	\$268,509.00				\$45,396.28	17%	\$268,509.00				\$45,396.28	17%	\$268,509.00	
Transfer from CFP	\$0.00									\$0.00		\$0.00				\$0.00		\$0.00	
Other Income	\$80.00			\$18,888.96	19%	\$97,789.00				\$18,968.96	19%	\$97,789.00				\$18,968.96	19%	\$97,789.00	
Fee for Services - COCC	\$268,713.62	15%	\$1,840,025.00							\$268,713.62	15%	\$1,840,025.00				\$268,713.62	15%	\$1,840,025.00	
Gain/Loss - Disp. Property				\$0.00						\$0.00		\$0.00				\$0.00		\$0.00	
Grant Income				\$0.00						\$29,046.93		\$29,046.93				\$29,046.93		\$29,046.93	
Management Fees	\$296,662.88	12%	\$2,544,934.00	\$0.00						\$296,662.88		\$296,662.88				\$296,662.88		\$296,662.88	
Total Operating Income	\$565,616.49	12%	\$4,597,739.00	\$992,345.23	12%	\$8,337,265.00	\$5,703.00		\$0.00	\$11,305.78		\$11,305.78	\$17,741.15		\$0.00	\$17,741.15		\$17,741.15	
Operating Subsidy				\$1,664,384.00	18%	\$9,166,486.00	\$0.00	0%	\$918,126.00				\$1,664,384.00			\$1,664,384.00		\$1,664,384.00	
Section 8 Admin Fees	\$565,616.49	12%	\$4,597,739.00	\$2,656,729.23	15%	\$17,504,451.00	\$79,337.00	9%	\$918,126.00	\$11,305.78		\$11,305.78	\$17,741.15		\$0.00	\$3,330,729.65	14%	\$23,020,316.00	
Total Operating Receipts																			
OPERATING EXPENSES:																			
Administrative Salaries	\$199,454.09	13%	\$1,534,213.00	\$225,440.36	14%	\$1,558,152.00	\$56,247.97	13%	\$441,115.00	\$7,712.17		\$7,712.17	\$12,604.62			\$501,549.21	14%	\$3,533,680.00	
Management Fees	\$44,270.67	19%	\$227,226.00	\$252,612.38	16%	\$1,566,826.00	\$44,050.50	15%	\$295,835.00				\$296,662.88			\$296,662.88	16%	\$1,862,661.00	
Other Admin Expenses				\$78,621.55	13%	\$612,488.00	\$11,838.14	14%	\$84,210.00				\$134,730.36			\$134,730.36	15%	\$923,924.00	
Tenant Services																			
Tenant Services Salaries				\$0.00		\$15,373.00				\$0.00		\$0.00				\$0.00		\$0.00	
Resident Assoc Expenses				\$0.00		\$23,037.00				\$0.00		\$0.00				\$0.00		\$0.00	
Other Expenses				\$496.91						\$496.91		\$496.91				\$496.91		\$496.91	
Total Utilities																			
Maintenance Salaries	\$7,392.71	16%	\$45,546.00	\$46,697.46	24%	\$2,315,997.00							\$554,090.17			\$554,090.17	23%	\$2,361,543.00	
Main Materials	\$176,529.68	27%	\$664,255.00	\$307,135.25	10%	\$3,203,861.00							\$483,664.93			\$483,664.93	13%	\$3,868,116.00	
Fee for Services - COCC	\$104,094.42	15%	\$709,874.00	\$113,415.27	13%	\$873,254.00	\$692.00	23%	\$2,980.00				\$218,201.69			\$218,201.69	14%	\$1,588,108.00	
Other Maint Contracts	\$15,577.73	5%	\$287,548.00	\$268,713.62	13%	\$1,840,025.00							\$208,525.15			\$208,525.15	8%	\$2,496,343.00	
Other Security Expense	\$17,242.25	88%	\$19,569.00	\$18,314.81	7%	\$280,285.00							\$35,557.06			\$35,557.06	12%	\$299,854.00	
Insurance	\$24,769.48	20%	\$122,863.00	\$125,684.05	16%	\$788,947.00	\$5,964.66	22%	\$27,719.00				\$156,418.19			\$156,418.19	17%	\$939,529.00	
Terminal Leave Payments	\$0.00		\$0.00	\$0.00		\$0.00				\$0.00		\$0.00				\$0.00		\$0.00	
Employee Benefit Contributions	\$130,458.89	17%	\$753,381.00	\$181,496.12	11%	\$1,706,153.00	\$19,815.96	13%	\$149,898.00	\$3,593.61		\$3,593.61	\$5,046.53			\$340,411.11	13%	\$2,609,432.00	
Collection Losses	\$0.00			(\$3,866.49)	-2%	\$161,762.00	\$0.00						(\$3,866.49)			(\$3,866.49)	-2%	\$161,762.00	
Interest Expense				\$0.00		\$372,591.00							\$0.00			\$0.00		\$0.00	
Other General Expense	\$187.87		\$0.00	\$1,052.93	524%	\$201.00	\$3,442.05	31%	\$11,000.00				\$4,682.85			\$4,682.85	42%	\$11,201.00	
Total Routine Expenses	\$719,977.79	16%	\$4,364,475.00	\$2,303,786.14	13%	\$17,485,461.00	\$147,026.78	14%	\$1,057,243.00	\$11,305.78		\$11,305.78	\$17,741.15			\$3,199,837.64	14%	\$22,907,179.00	
COVID	\$0.00			\$0.00		\$0.00				\$0.00		\$0.00				\$0.00		\$0.00	
Casualty Losses - Net	\$0.00			\$0.00		\$0.00				\$0.00		\$0.00				\$0.00		\$0.00	
Total Operating Expenses	\$719,977.79	16%	\$4,364,475.00	\$2,303,786.14	13%	\$17,485,461.00	\$147,026.78	14%	\$1,057,243.00	\$11,305.78		\$11,305.78	\$17,741.15			\$3,199,837.64	14%	\$22,907,179.00	
Prior Year Adjustments																\$0.00		\$0.00	
Total Operating Expenditures	\$719,977.79	16%	\$4,364,475.00	\$2,303,786.14	13%	\$17,485,461.00	\$147,026.78	14%	\$1,057,243.00	\$11,305.78		\$11,305.78	\$17,741.15			\$3,199,837.64		\$22,907,179.00	
Gain (Loss) from Operations	(\$154,361.30)		\$233,264.00	\$352,943.09		\$18,990.00	(\$67,669.78)		(\$139,117.00)	\$0.00		\$0.00	\$0.00			\$130,892.01		\$113,137.00	

*** May is the 2nd month of the Fiscal Year Ending March 31st
*** Percentage 16.67% or 2/12th of the year

Worku Alem, Director of Finance

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

CUSTOMER SERVICE & SATISFACTION SURVEY - JUNE 2024

Date	Vacant Unit Work Orders	Service Work Orders	Work Orders Closed	Residents Contacted	Favorable	Unfavorable	No Response
06/03/24	146	32	178	8	8	0	24
06/04/24	191	28	219	12	12	0	16
06/06/24	170	24	194	10	10	0	14
06/07/24	50	12	62	8	8	0	4
06/10/24	55	16	71	11	11	0	5
06/11/24	168	29	197	7	7	0	22
06/12/24	168	24	192	11	11	0	13
06/13/24	73	16	89	8	8	0	8
06/14/24	135	21	156	7	7	0	14
06/17/24	155	31	186	13	13	0	18
06/18/24	120	32	152	12	12	0	20
06/20/24	207	34	241	13	13	0	21
06/21/24	136	43	179	27	27	0	16
06/24/24	195	40	235	11	11	0	29
06/25/24	48	14	62	5	5	0	9
06/26/24	74	20	94	10	10	0	10
06/28/24	69	14	83	2	2	0	12
	2,160	430	2,590	175	175	0	255

(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 47% of the service work orders completed
- (b) No Response 53% of the service work orders completed
- (c) Favorable Response 100% of the residents contacted
- (d) Unfavorable 0% of the residents contacted

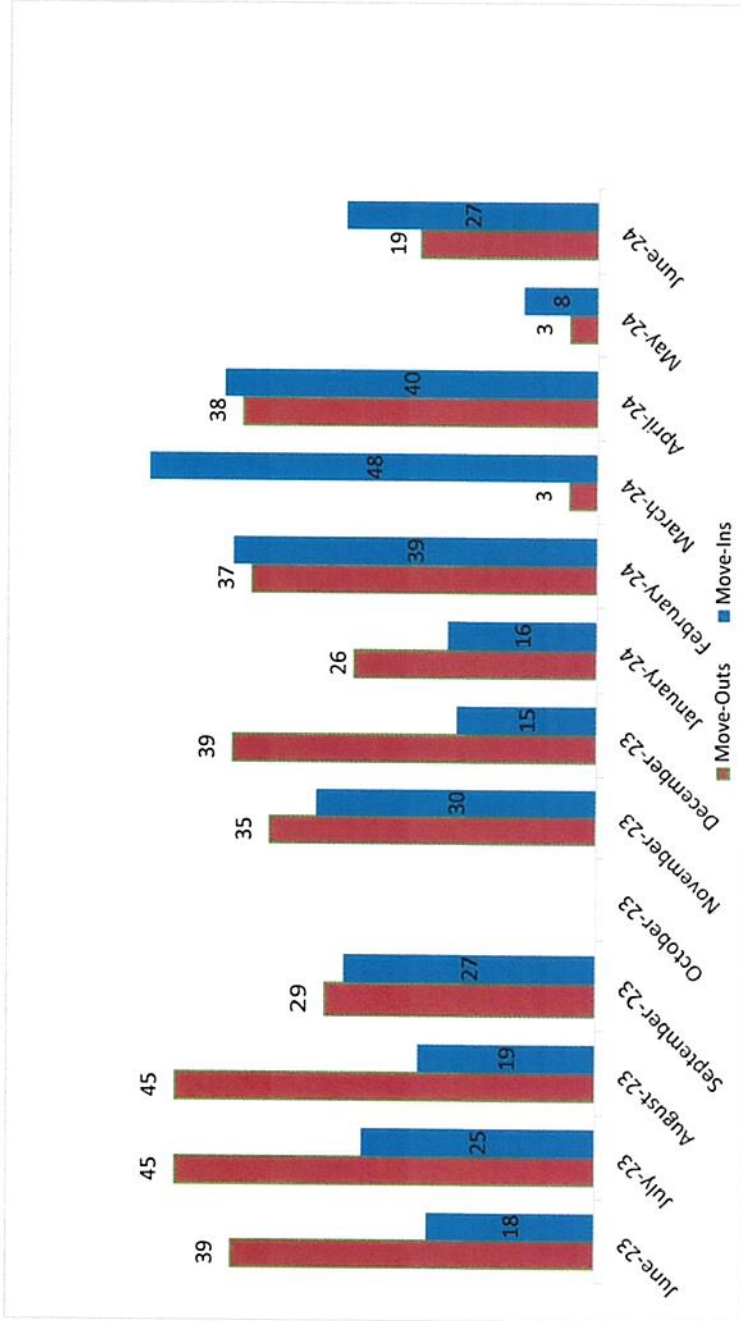
* Unfavorable responses result in a second work order being generated to resolve problem, followed up by a call from the Clerk Dispatcher.

	Family	Elderly	Total
Total Vacancy	27	64	91
Units in Mod	41	30	71
Fire Units	3	0	3
Defer Maint	0	0	0
Rentable Units	24	64	88
Move-Ins	16	11	27
Move-Outs	7	12	19
Units Available	2	2	4

**Kansas City, Kansas Housing Authority
June 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	97	2	1		98%	95%
K1-3 D(1) CYRUS K. HOLIDAY	60	49	4	1	6	93%	93%
K1-4*M(1) D(8) WYANDOTTE TOWERS	302	261	35	6	-	88%	87%
K1-5*M(2) D(1) BELROSE MANOR	90	83	4	1	2	96%	93%
K1-6 Elderly DOUGLAS HEIGHTS	101	100	1	-	-	99%	96%
K1-6 D(3) Family DOUGLAS HEIGHTS	99	90	6	3		94%	91%
K1-7 D(1) SCATTERED SITES	24	22	-	2		100%	96%
K1-9 D(1) SCATTERED SITES	30	23	4		3	87%	90%
K1-10 *M(2) SCATTERED SITES	42	39	1		2	98%	95%
K1-11 M(1) D(1) GRANDVIEW PARK	40	36	2	1	1	95%	95%
K1-12 D(2) CHALET MANOR	66	49	-	2	15	100%	100%
K1-13 WELBORN VILLA	80	75	5	-		94%	94%
K1-14 BETHANY PARK TOWERS	153	146	7	-		95%	95%
K1-15 *M(6) SCATTERED SITES	20	14	-	-	6	100%	100%
K1-17*M(1) GLANVILLE TOWERS	108	107	1		-	99%	98%
K1-18 ROSEDALE TOWERS	122	109	1	-	12	99%	99%
K1-20 D(1) WESTGATE TOWERS	163	151	11	1		93%	93%
K1-21 D(1) SCATTERED SITES	8	8	-			100%	100%
K1-22 WESTGATE VILLA	20	19	1			95%	90%
K1-23 D(1) SCATTERED SITES	38	38	-			100%	97%
K1-24 M(18) PLAZA TOWERS	115	83	2		30	98%	98%
K1-25 D(1) SCATTERED SITES	12	11	-	1		100%	100%
AMP 58 Bonner Springs (absorbed 7/1/21)	50	46	4	-		92%	90%
Total Units Available for Occupancy	1,843	1,656	91	19	77	95%	92%

Kansas City, Kansas Housing Authority
The Last 12 Months



MODERNIZATION AND DEVELOPMENT REPORT – July 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

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

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 9th, 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

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
K1-All Parking Lot Improvements Phase 1 has been completed
K1-4 Walk through doors have been replaced

Ongoing Projects/Progress:

New Projects:

K1-12 Chalet Manor Exterior Repair – Bidding is completed, received Board approval.
K1-18 Rosedale Towers Interior Modernization- Project is in the process of being re-bid to find subcontractors.
K1-18 Rosedale Towers, replace smoke detector heads, project ready to start, plans are underway on implementation and should start around July 22, 2024

Upcoming Projects:

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

Projects in progress:

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.
K1-52 & K1-53 Select Slope Stabilization, NTP issued 5/1/2024 progressing as scheduled.

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 Opportunity Self-Sufficiency (ROSS) Summary

Prepared by Glenda Jefferson

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

Kids Camp Healthy Inside and Out

On June-17-21, 2024, the group New Change of Youth (NC4Y) hosted its 5th Annual Kids Summer Camp at St. Margaret's Park. There were a total of 290 children and adults in attendance. The goal was to provide opportunities for youth to be involved in their community, learn important life skills, and make positive friendships. The camp provided a safe, fun, and educational environment where kids learned how to live healthy and be a good neighbor. During the camp, there were five principles taught:

- Power of Choice—We make choices and our choices matter.
- Rest and Environment—Teaching the importance of giving our bodies rest and good sleep.
- Activity—Teaching the importance of exercise.
- Interpersonal Relationships—How to be a good neighbor, friend, and the importance of being kind.
- Nutrition— Good nutrition helps prevent so many diseases.

The kids received a hoodie and t-shirt at the end of the first week. Advent Health provided fresh fruits and vegetable for each family at St. Margarets.



Harvesters contributed boxes of food to seven of our properties:

- Rosedale Towers received 20 boxes.
- Wyandotte Towers received 24 boxes.
- Glanville Towers received 19 boxes.
- Bethany Towers received 15 boxes.
- Plaza Towers received 30 boxes.
- Westgate Towers received 30 boxes.
- Welborn Villa received 12 boxes.

On June 3-4, 2024, Catholic Charities provided lunch to families at Cyrus K. Holiday, St. Margaret's Park, and Douglas Heights. Total lunches served to families: 94.

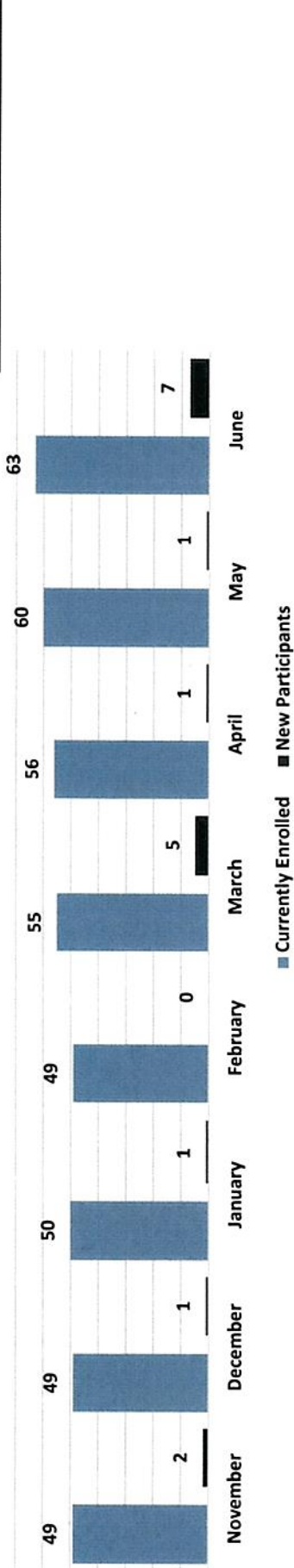
Upcoming Events in August will focus on:

- 2nd Annual Back-to-School Bash
- Theatre Club hosted by The Learning Club

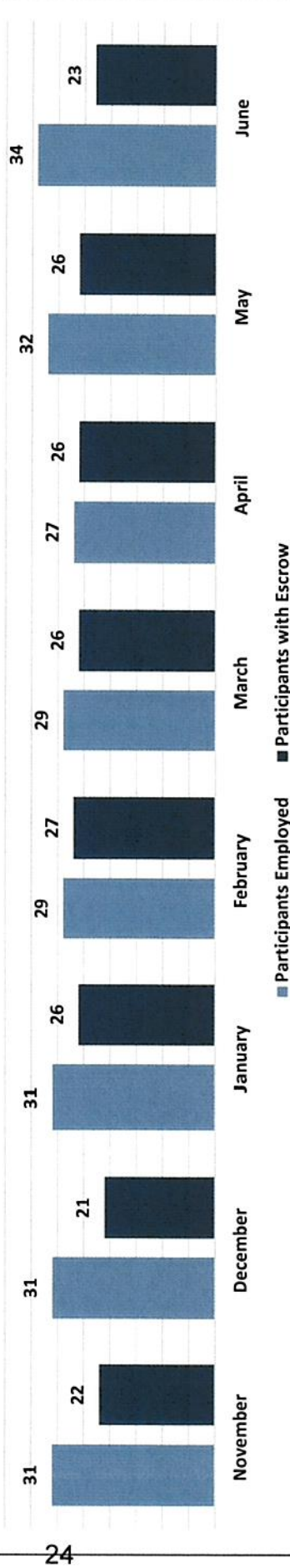
FAMILY SELF-SUFFICIENCY PROGRAM SUMMARY - June 2024

Month	November	December	January	February	March	April	May	June
Currently Enrolled	49	49	50	49	55	56	60	63
New Participants	2	1	1	0	5	1	1	7
Exited	0	1	0	1	1	1	1	0
Ported	0	0	0	0	0	0	1	0
Graduated	0	0	0	0	0	0	0	0
Participants Employed	31	31	31	29	29	27	32	34
Participants with Escrow	22	21	26	27	26	26	26	23
Currently Contributing to Escrow	17	16	18	18	17	18	18	15
Total Escrow Balance	\$ 93,749	\$ 98,987	\$ 105,524	\$ 112,061	\$ 116,343	\$ 122,155	\$ 128,235	\$ 134,824
Monthly Escrow Balance	\$ 4,730	\$ 5,238	\$ 6,537	\$ 6,712	\$ 5,812	\$ 6,080	\$ 6,358	\$ 7,193
Appts with Participants	14	13	10	18	17	20	23	19
Initial Appts	2	1	1	0	5	2	7	8
SSI Only	4	4	5	5	6	5	6	6
TANF	2	3	3	3	3	2	1	1
Credit Pulled/Reviewed	1	0	1	2	1	1	1	2
Interim Withdrawals	0	0	0	0	0	0	0	0
Money Dispersed	0	0	0	0	0	0	0	0

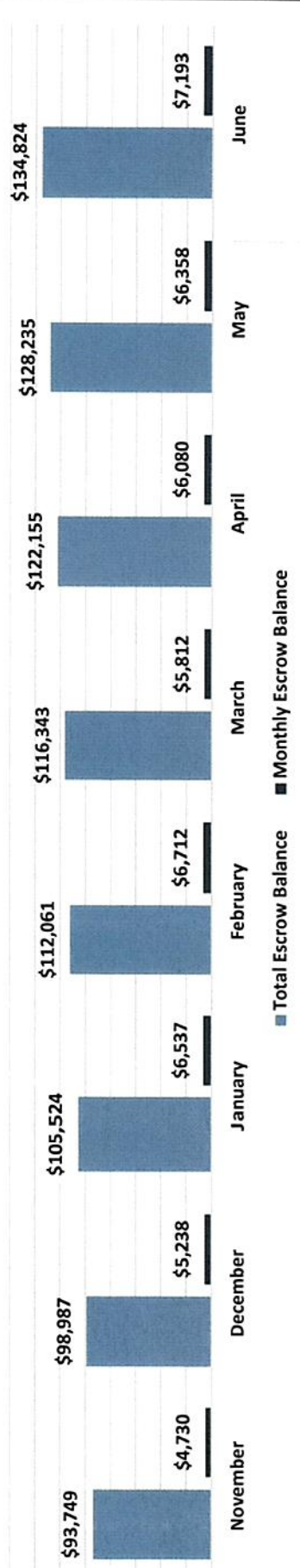
PARTICIPANTS ENROLLED



EMPLOYMENT AND ESCROW



ESCROW BALANCE



Shining Bright!



25



One of the assignments in the program was to write an, 'I Am From,' poem reflecting details about one's upbringing and memories. S. Manning gave permission to share hers with us.

I am From...

I am from a place nobody wants to call home
 I am from a place of spending many days alone
 I am from a place of confusion
 I am from a place where my thoughts become illusions
 I am from a place where not thinking enough can get you killed
 And a place where overthinking can get you labeled as weird
 I am from a place of wanting to be free
 I am from a place of wanting to be unapologetically me

S. Manning, Connections to Success Graduate



When life gives you lemons, what do you do?
 Make lemonade using determination and perseverance!

Often times, building trust with a client must happen first before they can be guided to the next level, whether it is fulfilling a purpose or achieving a dream. When you meet them where they are, they will start to sprout. Encourage them, they will begin to grow. Inspire them and they will learn to shine.

In the first FSS meeting with participant S. Manning, a lot of talk about life happened. Tears were free to flow, fears were allowed to be spoken of, and dreams were shared with the hope of becoming a reality. By the end of the meeting, S. Manning said, "it was the best talk therapy she ever had." A new beginning had just begun. Since joining the FSS program in March of 2024, S. Manning, has been steadily taking steps to change her life.

After many meetings and conversations, and an honest look at what was needed to change the direction of her life, S. Manning, agreed to start with the 10-day Personal and Professional Development program at Connections to Success. She completed the program with success and pride on June 21, 2024!

S. Manning mentioned two things she learned that opened her eyes the most to becoming a better person; to view life with a new perspective and to forgive others. She learned to look at herself before commenting on other people because "you may be the same person you are talking about." She also realized that if she didn't have her personal self together, her professional self wouldn't be able to stand a chance. Now more confident and unafraid to let go of her painful past, she is allowing herself to be optimistic about her future and purpose in life.

Since graduating from the class, S. Manning has already enrolled in Great Jobs KC's Career Path Training program. After she completes this program, she will start her education journey at Johnson County Community College to earn an American Sign Language/Deaf Studies certificate. This has been her dream since she was young. She's not stopping there. She plans to earn her certification in Esthetics from JCCC, as well. Her passion is creating natural skin care products and has been perfecting her skincare science for several years now. Her goals are to be self-employed and own a home with some land so she can leave something for her five children.

Section 8 Housing Choice Voucher Program Monthly Management Report

June 2024

Section 8	Funds Available Through the End of the Calendar Year	Funds Available	Projected Monthly	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	Utilization	Funding	Vouchers	YTD Utilization	Funding	Vouchers	Percent of Total Vouchers Leased	Average YTD Attrition	Attrition Rate
January	\$1,032,214	\$1,032,214	\$ 268	\$ 868	\$ 994,976	\$ (37,238)	1,122	1,655	29,590	1,655	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	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	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	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	\$ 1,088,071	\$ 7,061	1,125	1,655	31,852	1,655	1,655	(530)	(530)	9	25	137	68.0%	127.3%	68.0%	127.3%	10	0.9%	7	0.6%	
June	\$1,088,922	\$1,088,922	\$ 252	\$ 952	\$ 1,096,977.00	\$ 8,055	1,113	1,655	31,777	1,655	1,655	(542)	(542)	16	14	123	67.3%	130.7%	67.3%	130.7%	12	1.1%	9	0.8%	

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.

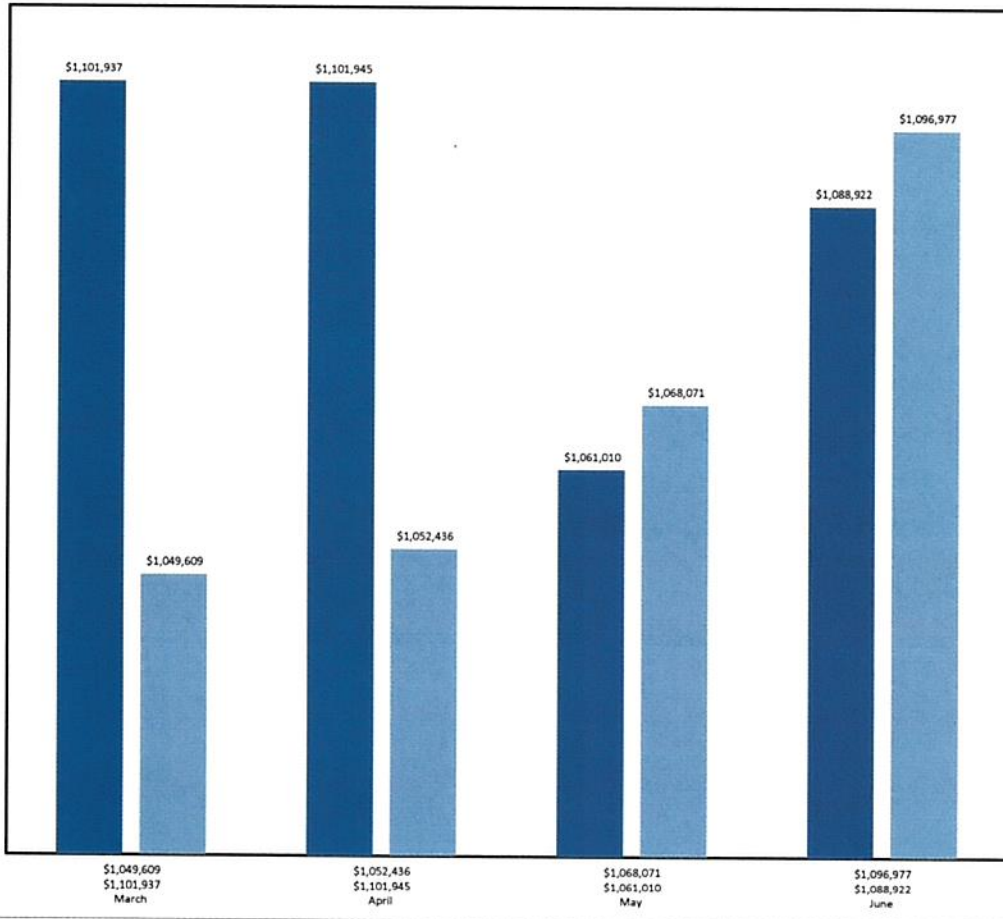
Current Vouchers Looking: This is the current number of vouchers that have been issued and the voucher holder is searching for a unit. =123

Homeownership: Current number of homeownership vouchers =6

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

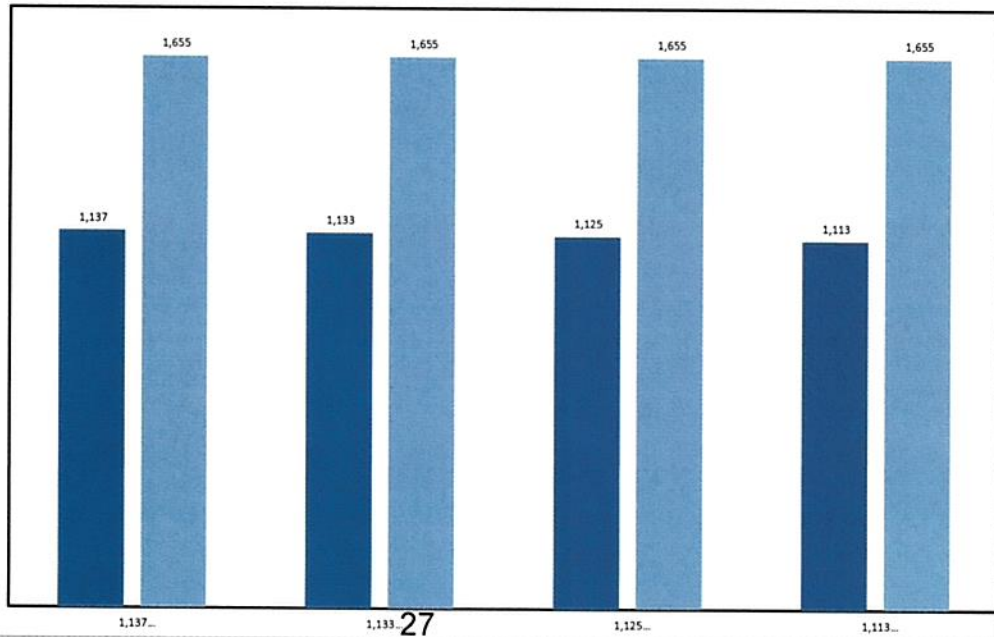
Section 8 Monthly Housing Assistance Payments

■ HAP Payments



Section 8 Vouchers In-Lease and Target Leasing Rate

■ In-Lease ■ Target



Section K

Kansas City Kansas Housing Authority
Public Safety Department

Total Report Incident Types Exported: 58

Report Incident Types	Location
SELF-INITIATED ACTIVITY	ST. MARGARETS PARK
SELF-INITIATED ACTIVITY	GLANVILLE TOWERS
SELF-INITIATED ACTIVITY	GLANVILLE TOWERS
SELF-INITIATED ACTIVITY	GLANVILLE TOWERS
RECOVERED STOLEN AUTO	ST. MARGARETS PARK
CRIMINAL DAMAGE (FELONY)	ST. MARGARETS PARK
SELF-INITIATED ACTIVITY	ST. MARGARETS PARK
No Incident Type	No Location
BANNED INDIVIDUAL	DOUGLAS HEIGHTS TOWER
INFORMATION CALL	BETHANY PARK TOWERS
CIT / MENTALLY DISTURBED	BETHANY PARK TOWERS
FAILURE TO COOPERATE	WESTGATE TOWERS
28 LEASE VIOLATION (PH)	WESTGATE TOWERS
BANNED INDIVIDUAL	WESTGATE TOWERS
TRESPASSER	WESTGATE TOWERS
SELF - INFLECTED INJURY	WYANDOTTE TOWERS
DOMESTIC VIOLENCE	DOUGLAS HEIGHTS TOWER
INFORMATION CALL	GLANVILLE TOWERS
TRESPASSER	GLANVILLE TOWERS
UNAUTHORIZED GUEST	GLANVILLE TOWERS
TRESPASSER	GLANVILLE TOWERS
TRESPASSER	GLANVILLE TOWERS
TOW STICKER	GLANVILLE TOWERS
TOWED VEHICLE	ST. MARGARETS PARK
TOW STICKER	ST. MARGARETS PARK
TOWED VEHICLE	ST. MARGARETS PARK
INFORMATION CALL	ST. MARGARETS PARK
	CHALET MAHOR

Section K

Kansas City Kansas Housing Authority
Public Safety Department

LEASE VIOLATION (PH)	CHALET MANOR
CRUELTY TO ANIMALS	SCATTERED SITES
DOMESTIC VIOLENCE	SCATTERED SITES
DISTURBING THE PEACE	SCATTERED SITES
DISTURBING THE PEACE	WESTGATE TOWERS
TOW STICKER	ST. MARGARETS PARK
TOW STICKER	ST. MARGARETS PARK
TOW STICKER	ST. MARGARETS PARK
TOW STICKER	ST. MARGARETS PARK
TOW STICKER	ST. MARGARETS PARK
TOW STICKER	BETHANY PARK TOWERS
TOWED VEHICLE	ST. MARGARETS PARK
TOWED VEHICLE	ST. MARGARETS PARK
TOW STICKER	BETHANY PARK TOWERS
DISTURBING THE PEACE	BETHANY PARK TOWERS
FAILURE TO COOPERATE	BETHANY PARK TOWERS
ARREST	BETHANY PARK TOWERS
BANNED INDIVIDUAL	WYANDOTTE TOWERS
FAILURE TO COOPERATE	WYANDOTTE TOWERS
TRESPASSER	WYANDOTTE TOWERS
BANNED INDIVIDUAL	WYANDOTTE TOWERS
EVICTON	WESTGATE TOWERS
DISTURBING THE PEACE	WESTGATE TOWERS
LEASE VIOLATION (PH)	DOUGLAS HEIGHTS
UNAUTHORIZED GUEST	DOUGLAS HEIGHTS
BANNED INDIVIDUAL	DOUGLAS HEIGHTS
CRIMINAL ACTIVITY	ROSEDALE TOWERS
LEASE VIOLATION (PH)	ROSEDALE TOWERS
EVICTON	ROSEDALE TOWERS

Total Report Incident Types Exported: 58