



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, Director/CEO
 Date: September 19, 2024
 Re: Executive Director Report

Housing Choice Voucher Program

The Housing Choice Voucher (HCV) Program continues to work towards increasing voucher issuance and lease ups. Currently, there are 1,095 HCV and 26 VASH vouchers that are being leased with 65 voucher holders searching for a place to rent along with 15 new voucher holders who have leased up. There are 28 voucher holders who have ported to other Housing Authorities and 10 HCV families whose participation has ended; in total there are 1,171 applicants on the HCV waitlist.

Effective Date	Bdrms	EOP Reason	Project Name
		S8 - EOP - Report	
		From: 08/01/2024 Thru: 08/31/2024	
		Programs: All Projects: All	
		Processed Records: 10 Selected Records: 10	
8/31/2024	1	S8-Fail to comply w/Recert - HQS	Voucher HCV
8/31/2024	1	S8-Request off Program	Voucher PB - Delaware Highlands
8/15/2024	3	S8-Illness/Deceased	Voucher HCV
8/31/2024	2	S8-Request off Program	Voucher HCV
8/31/2024	3	S8-Request off Program	Voucher HCV
8/31/2024	2	S8-Fail to report Family or Income Chg	Voucher HCV
8/31/2024	2	S8-Request off Program	Voucher HCV
8/31/2024	2	S8-Fail to report Family or Income Chg	Voucher HCV
8/28/2024	1	S8-Illness/Deceased	Voucher PB - Delaware Highlands
8/31/2024	4	S8-Fail to report Family or Income Chg	Voucher HCV

Safety Department

Property Reports

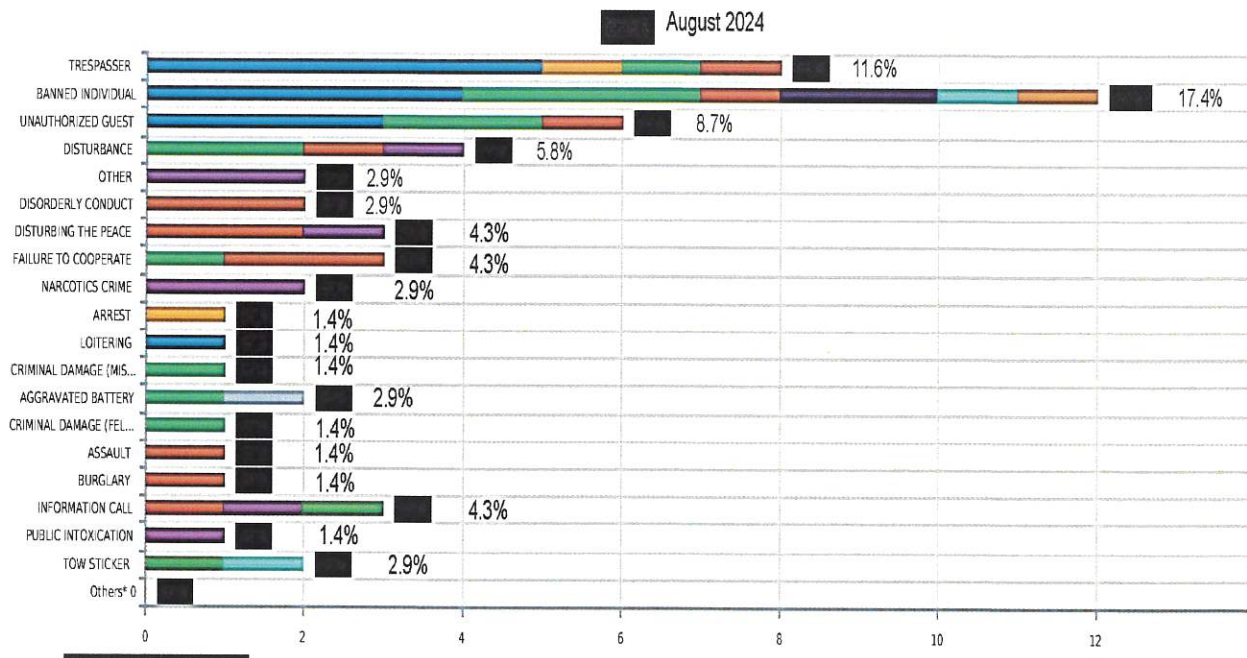
The Public Safety Department performed a mass clean-up at Westgate Towers. Several residents voiced concern about the criminal activities occurring at the South bench located at Westgate Towers. Safety requested removal of the bench to reduce the criminal traffic flow, this deterred outside residents from loitering on the property.





K - Public Safety

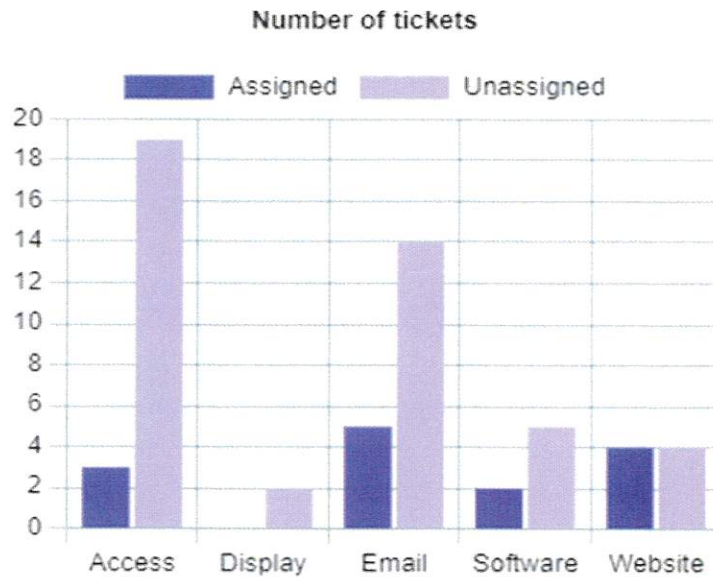
Kansas City Kansas Housing Authority



Information Technologies Department

KCKHA's IT Department understands it is crucial to respond promptly to any IT issues that can cause disruption to our business processes. IT has created a ticketing system that ensures a smooth and timely investigation of the root causes for the disruption.

During the month of August, 123 tickets were submitted to helpdesk (see chart below). The use of the help ticketing system provides IT with an opportunity to discover areas where staff may need guidance on how to troubleshoot software and computer issues.



Category	Assigned tickets	Unassigned tickets	Blocked tickets	Reopened tickets	Closed tickets
Software	2	5	0	0	4
Hardware	0	1	0	0	1
Network	1	1	0	0	2
Phones	2	3	0	0	3
Website	4	4	0	0	6
Printer	5	7	0	0	9
VPN	0	0	0	0	0
Total	31	60	0	0	76

Affordable Housing Initiative

Chalet Manor

We are committed to renovating and preserving our Public Housing neighborhoods as part of our Affordable Housing Initiative. This requires KCKHA to find ways to finance renovations that provide a long-term benefit to our residents. The U.S. Department of Housing and Urban Development (HUD) provides funding for the maintenance and operation of Public Housing properties; however, the funding provided does not cover the full cost of the much-needed renovations and maintenance of the properties. HUD understands the many financial challenges Housing Authorities face as it pertains to maintaining Public Housing properties and has designed the Rental Assistance Demonstration (RAD) Program which provides funding to housing authorities for maintenance and operation of their units.

On September 11, 2024, KCKHA met with HUD's Technical Assistance Center (TAC) representatives to discuss the utilization of RAD for the Chalet Manor conversion and renovation. KCKHA discussed the progression of five areas that assist in the preparation of application for RAD funding.

- Planning;
- Identifying RAD project: Building preliminary operating and development budgets;
- Resident Protections and Choice Mobility;
- Assembling a development team; and
- Confirming Financing Partners.

KCKHA informed TAC of the substantial completion of the architectural drawings, physical needs assessment, and the status of the environmental report. TAC provided KCKHA with additional information concerning new construction of public housing units, Faircloth Limits, and additional ways to utilize RAD funding.

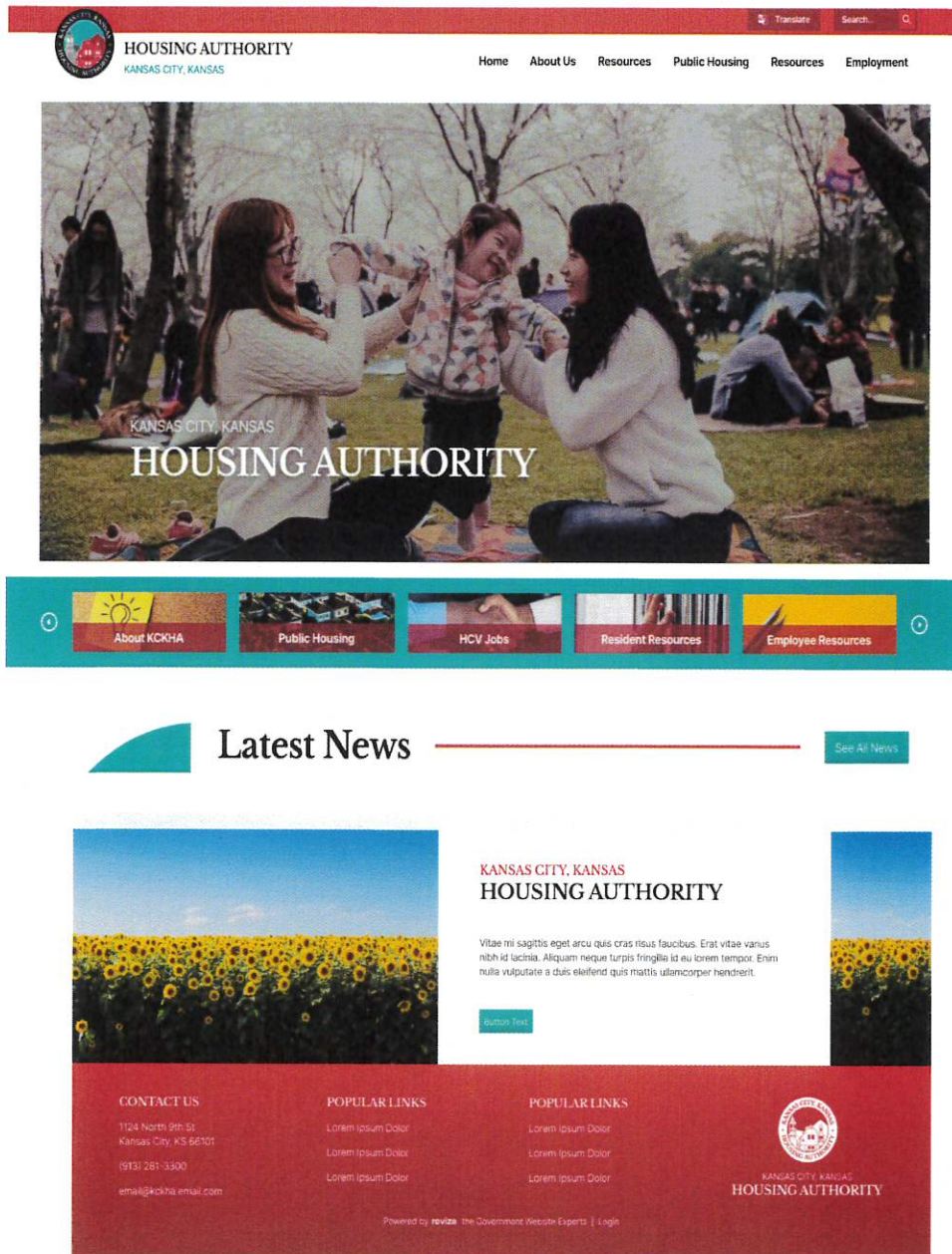
KCKHA will continue to seek guidance from TAC as we continue our commitment to renovating, preserving and increasing our housing stock.

Moving Forward

As we continue to move forward with renovating and preserving our Public Housing neighborhoods, we are aware that the way we do business must evolve. The implementation of improved technology solutions integrated into a newly designed website can offer KCKHA an updated management software, online portals for tenants, automated systems for maintenance requests and other access points that can improve the streamline operations and communication.

KCKHA has hired **revise.com** to help with the design and building to improve the current website and logo. We are ready to reintroduce ourselves to the community while providing a

better understanding of what we do as a housing agency and what services we provide to our community.



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
- Monthly Move-outs and Move-ins
- G. Modernization Report
- H. Resident Initiative Report
- I. Section 8 Utilization Report
- J. Public Safety Report

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

Description	Rate ^(a)	Maturity Date	Amount	Bank
Payroll Account	0.00%		\$2,680.77	bank of Labor
ACH Pymt Account	0.00%		\$1,185.00	Bank of Labor
Rent Depository Account	0.00%		\$500,000.00	Bank of Labor
Rent Depository Acct. Cash Sweep	2.53%		\$5,143,200.41	Bank of Labor
Rent Bank Deposit Accounts	0.019%		\$457,295.50	Various Rent Banks
Homeless Prevention Program	0.049%		5,534.47	Bank of Labor
Sponsorship Program	0.019%		20,340.74	Bank of Labor
Section 8 Checking	0.00%		1,984,856.17	Bank of Labor
EPC Replacement Reserve Acct	0.15%		\$0.00	Liberty (Account clos
Family Self Sufficiency	0.019%		\$130,700.58	Bank of Labor
KCKHA Debt Service Account			\$233,956.82	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 September 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 August 31, 2024

	Rent &	Repayment	Net
	Other Charges	Agreements	Total
Accounts Receivable	\$164,711.81	(\$55,023.06)	\$109,688.75
(Amounts Delinquent)			
Total Charges to Tenants for Month			\$602,760.86
Delinquency Ratio			18.20%
Petitioned to Court			<u>30</u>
Praecipes Issued			<u>22</u>
Evictions			<u>19</u>
Pending Evictions			<u>3</u>



Worku Alem
Director of Finance

Kansas City, Kansas Housing Authority	
Payments Over \$1,000.00	
For The Month of AUGUST '24	
CONTRACTS	
MAINTENANCE COSTS	
BAILEY INDUSTRIAL CLEANING	\$18,270.00
BLUELINX CORPORATION	\$1,226.78
Booney's Lawn Service	\$4,100.00
Buck Roofing & Construction, LLC	\$1,300.00
CALHOUN LAWN CARE, LLC	\$7,520.00
CALHOUN LAWN CARE, LLC	\$3,760.00
CALHOUN LAWN CARE, LLC	\$3,760.00
CE WATER MANAGEMENT	\$1,680.00
CE WATER MANAGEMENT	\$1,450.00
CEI Electrical & Mechanical	\$4,046.01
Charter Communications	\$1,930.58
Charter Communications	\$1,316.94
CINTAS CORPORATION No. 2	\$1,660.76
COLEMAN WORLDWIDE MOVING	\$1,050.00
Commercial Flooworks, Inc.	\$13,096.90
Crime Scene Cleaners, Inc	\$2,536.89
DAVID ALLEN HENDERSON DBA	\$1,295.00
DAVID ALLEN HENDERSON DBA	\$1,295.00
DAVID ALLEN HENDERSON DBA	\$1,295.00
DAVID ALLEN HENDERSON DBA	\$1,295.00
Design Mechanical, Inc.	\$2,850.00
Design Mechanical, Inc.	\$2,325.00
Design Mechanical, Inc.	\$3,450.00
DORMAKABA USA INC	\$3,071.26
F & C REMODELING & CLEANING SERVICE	\$2,325.00
F & C REMODELING & CLEANING SERVICE	\$2,310.00
Ferguson Enterprises, LLC.	\$3,047.92
Ferguson Enterprises, LLC.	\$2,546.80
Fire & Security Solutions	\$1,002.45
GE APPLIANCES,A HAIER COMPANY	\$13,883.00
H.D. Supply	\$30,361.20
H.D. Supply	\$9,204.76
James Hanson dba Jim's Services	\$2,225.00
James Hanson dba Jim's Services	\$1,375.00

Johnson Controls Inc.	\$27,975.67
Johnson Controls Inc.	\$10,345.37
Johnson Controls Inc.	\$4,769.80
Johnson Controls Inc.	\$3,094.89
Johnstone Supply Co.	\$20,194.80
Johnstone Supply Co.	\$14,073.60
Johnstone Supply Co.	\$6,000.00
KEMPKES CONTRACTORS, LLC	\$2,280.00
KENKEL FAMILY FARM KORP.	\$1,250.00
Lees Printing Company, INC	\$3,642.74
Lowe's	\$1,797.09
Lowe's	\$1,683.78
McCRIGHT & ASSOCIATES, LLC	\$22,825.90
McCRIGHT & ASSOCIATES, LLC	\$4,938.00
MEI TOTAL ELEVATOR SOLUTIONS	\$11,755.54
MEI TOTAL ELEVATOR SOLUTIONS	\$9,224.25
Metal By The Foot	\$1,544.38
National Fire Suppression	\$8,892.00
National Fire Suppression	\$5,262.00
Omega Door and Hardware	\$1,076.29
OSCAR'S MAINTENANCE SERVICE CORP, LLC	\$5,360.00
OSCAR'S MAINTENANCE SERVICE CORP, LLC	\$4,510.00
REPUBLIC SERVICES #468	\$2,395.44
Sherwin-Williams Co	\$9,750.96
Sherwin-Williams Co	\$1,835.40
SIEMENS INDUSTRY, INC	\$1,675.00
Smallwood Locksmiths, Inc	\$1,644.27
STACO ELECTRIC CONSTRUCTION CO	\$6,991.82
STACO ELECTRIC CONSTRUCTION CO	\$1,575.01
Stanion Wholesale Elec. Co.	\$14,827.58
Steamatic Of Kansas City Inc.	\$1,645.00
Steamatic Of Kansas City Inc.	\$1,025.00
STERICYCLE, INC	\$1,025.66
SUPER PAINTERS KC, LLC	\$10,400.00
SUPER PAINTERS KC, LLC	\$3,300.00
SUPER PAINTERS KC, LLC	\$1,500.00
SUTTON REMODELING, LLC	\$1,800.00
Trugreen Chemlawn	\$1,124.83
W.B. PEST CONTROL	\$3,275.00
Waste Management	\$1,123.68
WM Corporate Services, Inc as Payment Ag	\$1,332.20
WM Corporate Services, Inc as Payment Ag	\$5,802.33
WM Corporate Services, Inc as Payment Ag	\$4,272.20

	MISCELLANEOUS	
	Amazon Capital Services, inc	\$2,213.62
	Amazon Capital Services, inc	\$1,382.98
	BERKSHIRE HATHAWAY HOMESTATE CO	\$25,469.58
	BETHEL RIDGE	\$1,000.00
	BLUELINX CORPORATION	\$4,155.89
	Boulevard Lofts LP	\$1,757.55
	Carahsoft Technology Corporation	\$8,526.58
	CGG HOMES	\$1,080.00
	ConvergeOne, Inc	\$5,625.00
	ConvergeOne, Inc	\$1,800.00
	Douglas Michael Bohrn dba	\$1,100.00
	ENTERPRISE FM TRUST	\$19,526.62
	Housing Authority Risk Retention Group	\$12,879.00
	Housing Authority Risk Retention Group	\$2,973.48
	Housing Insurance Serv. Inc.	\$59,976.28
	KEY REALTY GROUP	\$1,400.00
	MASTERCARD	\$6,089.67
	MT. Carmel Redevelopment Corp., Inc	\$9,728.02
	MT. Carmel Redevelopment Corp., Inc	\$1,984.92
	OMNI HUMAN RESOURCE MANAGEMENT	\$2,968.75
	ONLINE INFORMATION SERVICES, INC	\$3,580.12
	PMI DESTINATION PROPERTIES	\$1,400.00
	SANDERS WARREN RUSSELL &	\$2,597.50
	The Nelrod Company	\$4,079.40
	U.S BANK EQUIPMENT FINANCE	\$3,570.21
	Verizon Wireless	\$3,960.85
	WEX BANK DBA WRIGHT EXPRESS FSC	\$5,442.03
	WILLIAM W. HUTTON ATTORNEY AT LAW	\$1,575.00
	MODERNIZATION	
	Fire & Security Solutions	\$107,310.15
	KG CLEANING LLC	\$3,515.00
	MEI TOTAL ELEVATOR SOLUTIONS	\$359,496.24
	METRO PUBLIC SAFETY & INVESTIGATION LLC	\$1,885.00
	Omega Door and Hardware	\$1,924.40
	Tailor Made Exteriors, LLC	\$33,053.13
	Tailor Made Exteriors, LLC	\$26,901.45

Kansas City, Kansas Housing Authority
Operating Income and Expenditure
For the Period Ended July 31, 2024

	CEN OFFICE		PUBLIC HSG		SECTION 8		FSS		ROSS		TOTAL	
	YR TO DATE	%	YR TO DATE	%	YR TO DATE	%	YR TO DATE	%	YR TO DATE	%	YR TO DATE	BUDGET
OPERATING INCOME:												
Dwelling Rent	\$0.00		\$1,840,244.90	30%	\$6,106,831.00		\$14,944.64		\$1,840,244.90		\$14,944.64	\$6,106,831
Fraud Recovery Income	\$92,384.19	43%	\$5,078.59	715%	\$710.00		\$0.00		\$97,462.78		\$0.00	\$0
Interest Income			\$89,618.02	35%	\$268,509.00		\$0.00		\$89,618.02		\$0.00	\$268,509
Tenant Income	\$0.00		\$83,115.69	85%	\$97,789.00		\$0.00		\$0.00		\$0.00	\$0
Transfer from CTP	\$12,207.25		\$0.00		\$0.00		\$0.00		\$12,207.25		\$0.00	\$0
Other Income	\$489,344.08	27%	\$0.00		\$0.00		\$0.00		\$489,344.08		\$0.00	\$1,840,025
Fees for Services - COCC			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0
Gain/Loss - Disp. Property			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0
Grant Income			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0
Management Fees	\$591,818.02	23%	\$0.00		\$0.00		\$0.00		\$591,818.02		\$0.00	\$4,409,060
Total Operating Income	\$1,205,753.54	26%	\$2,018,057.20	24%	\$8,337,965.00		\$23,664.46		\$3,308,379.05		\$3,308,379.05	\$12,935,704
Operating Subsidy			\$3,627,875.50	40%	\$9,166,486.00		\$0.00		\$3,627,875.50		\$0.00	\$10,084,612
Section 8 Admin Fees			\$5,645,952.70	32%	\$17,504,451.00		\$293,078.00		\$5,645,952.70		\$293,078.00	\$0
Total Operating Receipts	\$1,205,753.54	26%	\$5,645,952.70	32%	\$17,504,451.00		\$516,742.46		\$7,229,332.55		\$7,229,332.55	\$23,020,316
OPERATING EXPENSES:												
Administrative Salaries	\$410,392.85	27%	\$447,781.01	29%	\$1,558,152.00		\$123,274.51		\$447,781.01		\$15,452.51	\$3,533,680
Management Fees	\$92,253.15	41%	\$190,207.46	31%	\$612,488.00		\$34,753.08		\$92,253.15		\$34,753.08	\$1,862,661
Other Admin Expenses			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$923,924
Tenant Services			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0
Tenant Services Salaries			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0
Resident Assoc Expenses			\$775.53		\$0.00		\$0.00		\$775.53		\$0.00	\$23,037
Other Expenses			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0
Rental Utilities												
Maintenance Salaries	\$18,462.14	41%	\$1,021,677.65	44%	\$2,315,997.00		\$0.00		\$1,021,677.65		\$0.00	\$2,361,543
Maint. Materials	\$363,261.95	35%	\$397,819.86	19%	\$3,203,861.00		\$1,782.77		\$363,261.95		\$1,782.77	\$3,868,116
Fees for Services - COCC	\$207,972.60	29%	\$288,683.59	33%	\$875,254.00		\$0.00		\$207,972.60		\$0.00	\$1,588,108
Other Maint Contracts	\$48,460.70	17%	\$525,812.19	24%	\$2,164,509.00		\$0.00		\$48,460.70		\$0.00	\$1,840,025
Other Security Expense	\$44,754.27	225%	\$37,493.33	13%	\$280,285.00		\$0.00		\$44,754.27		\$0.00	\$2,496,343
Insurance	\$54,222.64	44%	\$263,048.75	33%	\$788,947.00		\$13,244.58		\$54,222.64		\$13,244.58	\$299,854
Terminal Leave Payments	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0
Employee Benefit Contributions	\$272,832.74	36%	\$554,075.14	21%	\$1,706,133.00		\$41,151.43		\$272,832.74		\$41,151.43	\$899,529
Collection Losses	(\$232.70)		(\$16,566.64)	-10%	\$161,762.00		\$0.00		(\$232.70)		\$0.00	\$2,609,432
Interest Expense			\$22,718.92	6%	\$372,591.00		\$0.00		\$22,718.92		\$0.00	\$161,762
Other General Expense	\$378.70		\$1,575.65	784%	\$201.00		\$8,907.24		\$378.70		\$8,907.24	\$372,591
Total Routine Expenses	\$1,512,759.04	35%	\$4,728,865.54	27%	\$17,485,461.00		\$334,091.94		\$1,512,759.04		\$334,091.94	\$22,907,179
COVID	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0
Casualty Losses - Net	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0
Total Operating Expenses	\$1,512,759.04	35%	\$4,728,865.54	27%	\$17,485,461.00		\$334,091.94		\$1,512,759.04		\$334,091.94	\$22,907,179
Prior Year Adjustments							\$0.00				\$0.00	\$0
Total Operating Expenditures	\$1,512,759.04	35%	\$4,728,865.54	27%	\$17,485,461.00		\$334,091.94		\$1,512,759.04		\$334,091.94	\$22,907,179
Gain/(Loss) from Operations	(\$307,005.50)		\$917,067.16		\$18,990.00		(\$17,349.48)		(\$307,005.50)		(\$17,349.48)	\$113,137

*** July is the 4th month of the Fiscal Year Ending March 31st
*** Percentage 33.33% or 4/12th of the year

[Handwritten Signature]

Worktu Allen, Director of Finance

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

CUSTOMER SERVICE & SATISFACTION SURVEY - AUGUST 2024

Date	Vacant Unit Work Orders	Service Work Orders	Work Orders Closed	Residents Contacted	Favorable	Unfavorable	No Response
08/01/24	149	25	174	8	8	0	17
08/02/24	61	15	76	3	3	0	12
08/05/24	165	28	193	11	11	0	17
08/06/24	44	13	57	5	5	0	8
08/07/24	44	18	62	7	7	0	11
08/08/24	113	21	134	6	6	0	15
08/09/24	110	19	129	2	2	0	17
08/12/24	132	26	158	4	4	0	22
08/13/24	98	23	121	3	3	0	20
08/14/24	146	24	170	11	11	0	13
08/15/24	77	16	93	5	5	0	11
08/19/24	171	39	210	19	19	0	20
08/20/24	206	47	253	25	25	0	22
08/21/24	165	45	210	21	21	0	24
08/22/24	149	29	178	10	10	0	19
08/23/24	62	13	75	5	5	0	8
08/26/24	164	29	193	8	8	0	21
08/27/24	65	22	87	7	7	0	15
08/28/24	55	18	73	6	6	0	12
08/29/24	37	11	48	4	4	0	7
	2,213	481	2,694	170	170	0	311
				(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 54% of the service work orders completed
- (b) No Response 46% 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.

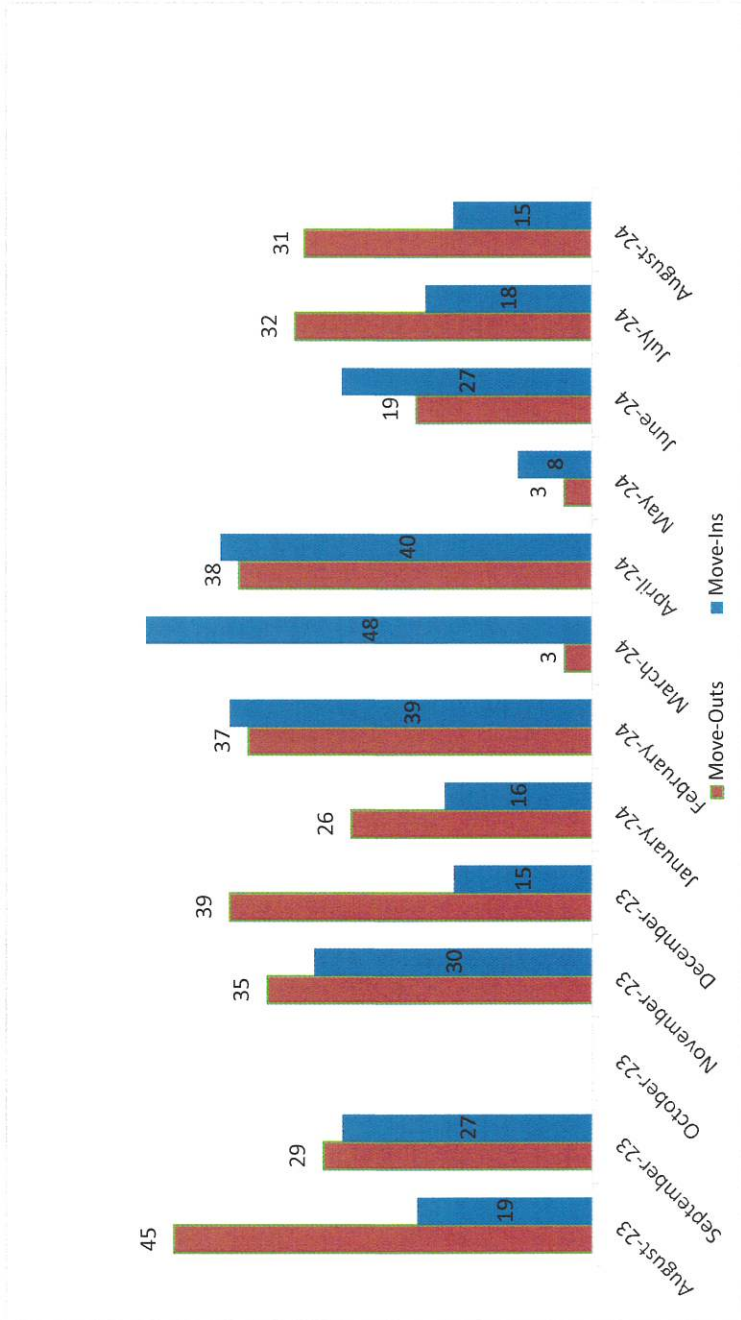
	Family	Elderly	Total
Total Vacancy	69	87	156
Units in Mod	21	21	42
Fire Units	3	0	3
Defer Maint	0	0	0
Rentable Units	66	87	153
Move-Ins	4	11	15
Move-Outs	10	21	31
Units Available	5	13	18

REPORT F

**Kansas City, Kansas Housing Authority
August 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	91	8	1		92%	95%
K1-3 D(1) CYRUS K. HOLIDAY	60	49	4	1	6	93%	93%
K1-4*M(1) D(8) WYANDOTTE TOWERS	302	253	43	6	-	86%	86%
K1-5*M(2) D(1) BELROSE MANOR	90	81	6	1	2	93%	93%
K1-6 Elderly DOUGLAS HEIGHTS	101	98	3	-	-	97%	98%
K1-6 D(3) Family DOUGLAS HEIGHTS	99	91	5	3		95%	93%
K1-7 D(1) SCATTERED SITES	24	21	1	2		96%	100%
K1-9 D(1) SCATTERED SITES	30	21	6		3	80%	80%
K1-10 *M(2) SCATTERED SITES	42	36	4		2	90%	95%
K1-11 M(1) D(1) GRANDVIEW PARK	40	34	4	1	1	90%	93%
K1-12 D(2) CHALET MANOR	66	31	18	2	15	73%	77%
K1-13 WELBORN VILLA	80	73	7	-		91%	94%
K1-14 BETHANY PARK TOWERS	153	142	11	-		93%	95%
K1-15 *M(6) SCATTERED SITES	20	14	-	-	6	100%	100%
K1-17*M(1) GLANVILLE TOWERS	108	105	3		-	97%	98%
K1-18 ROSEDALE TOWERS	122	109	1	-	12	99%	99%
K1-20 D(1) WESTGATE TOWERS	163	155	7	1		96%	93%
K1-21 D(1) SCATTERED SITES	8	7	1			88%	88%
K1-22 WESTGATE VILLA	20	16	4			80%	80%
K1-23 D(1) SCATTERED SITES	38	36	2			95%	97%
K1-24 M(18) PLAZA TOWERS	115	79	6		30	95%	95%
K1-25 D(1) SCATTERED SITES	12	11	-	1		100%	100%
AMP 58 Bonner Springs (absorbed 7/1/21)	50	46	4	-		92%	92%
Total Units Available for Occupancy	1,843	1,599	148	19	77	92%	92%

Kansas City, Kansas Housing Authority
The Last 12 Months



MODERNIZATION AND DEVELOPMENT REPORT – Sep 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)
K1-57 Plaza Tower Interior Modernization Phase 3 (Floors 1, 2, & 3)
K1-56 GLANVILLE TOWER ELEVATOR MODERNIZATION

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
K1-18 Rosedale Towers, replace smoke detector heads
K1- 58 Vaughn Dale Elevator Modernization-
K1-52 & K1-53 Select Interior and Exterior Modernization has been completed

Ongoing Projects/Progress:

New Projects:

K1-12 Chalet Manor Exterior Repair – Bidding is completed, received Board approval.

Upcoming Projects:

K1-18 Rosedale Towers Modernization – Received bids and will request board approval for 7 divisions. Remaining divisions are going out for re-bid on 9/18/2024.

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.
K1-52 & 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.

Completed Projects:

K1-24 Plaza Towers 1st and 2nd Floor Repaint has been completed
K1-4 Wyandotte Towers Main Door Replacement has been completed

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

Projects in progress:

K1-4 Wyandotte Towers Penthouse Door. SGI has cut opening and provided adequate shoring for machine support during replacement.

K1-4 Wyandotte Towers Elevator Machine Replacement. MEI began repairs on the 1st machine 9/11/2024

K1-20 Westgate & Rosedale Tower Boiler Replacement – Waiting on project schedule from JCI

Resident Opportunities Self-Sufficiency (ROSS) Summary

Prepared by Glenda Jefferson

*ROSS helps families advance towards self-sufficiency
through goals which fit their needs.*

Workshops

The Parents and Kids Program sponsored training where Sabrina Boyd, Family Conservancy, presented a workshop to 40 parents and 50 children. The workshop focused on literacy activities and social development, which included child development, positive parenting, fitness, and nutrition.

K-State Research and Extension provided educational resources for residents to learn how to maintain healthier lifestyles. The workshop goals were focused on cutting clutter, getting organized and practicing being safe.



2024 Back-to School Bash

Resident Services and Family Self-Sufficiency combined to host the Second Annual Back-to-School Bash on Saturday, August 10, 2024, at Douglas Heights Family Site. The event benefited Kansas City, Kansas Housing Authority families. Volunteers from a local Barber Shop provided free haircuts and one resident volunteered her time to braid hair. The volunteers worked for four hours providing their services. The children received free backpacks filled with school supplies.



Harvesters contributed 147 boxes of food to seven KCKHA properties:

Rosedale Towers received 24 boxes.

Wyandotte Towers received 25 boxes.

Glanville Towers received 19 boxes.

Bethany Towers received 15 boxes.

Plaza Towers received 33 boxes.

Westgate Towers received 22 boxes.

Welborn Villa received 9 boxes.

Upcoming Events in September:

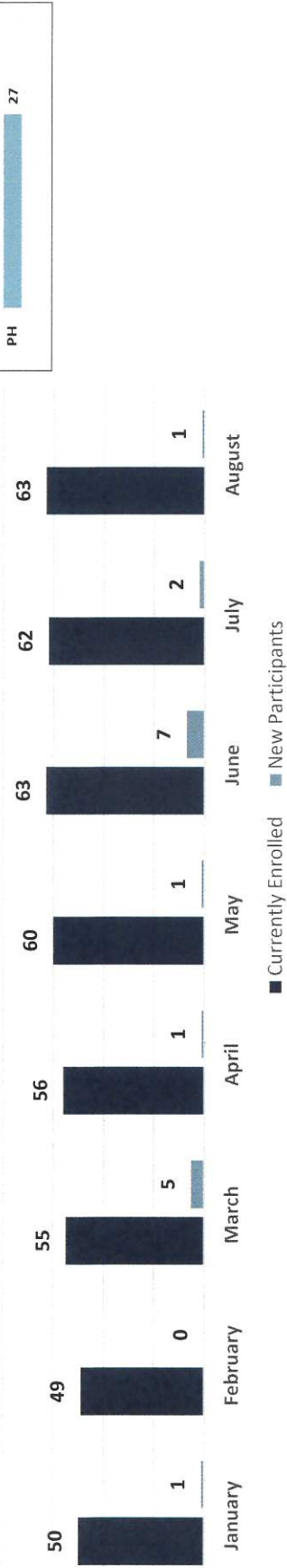
September 16, 2024 Wyandotte Towers' Resident Council Board will have a re-election to select new members from 12pm-7pm in the Wyandotte Community Room.

September 19, 2024 Resident Council Training

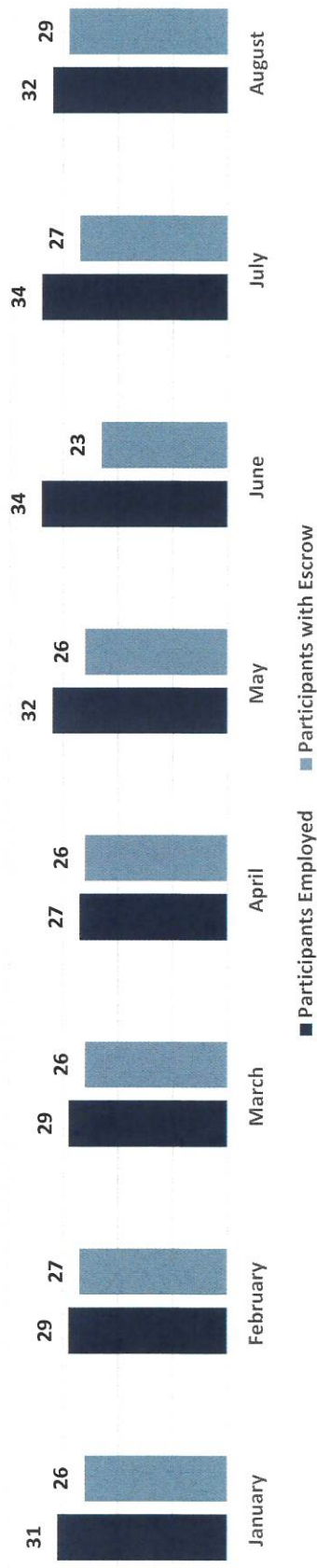
FAMILY SELF-SUFFICIENCY PROGRAM SUMMARY - August 2024

	January	February	March	April	May	June	July	August
Currently Enrolled	50	49	55	56	60	63	62	63
New Participants	1	0	5	1	1	7	2	1
Exited	0	1	1	1	1	0	0	0
Ported	0	0	0	0	1	0	0	0
Graduated	0	0	0	0	0	0	0	0
Participants Employed	31	29	29	27	32	34	34	32
Participants with Escrow	26	27	26	26	26	23	27	29
Currently Contributing to Escrow	18	18	17	18	18	15	18	18
Total Escrow Balance	\$ 105,524	\$ 112,061	\$ 116,343	\$ 122,155	\$ 128,235	\$ 134,824	\$ 142,017	\$ 150,042
Monthly Escrow Balance	\$ 6,537	\$ 6,712	\$ 5,812	\$ 6,080	\$ 6,358	\$ 7,193	\$ 8,025	\$ 7,075
Appts with Participants	10	18	17	20	23	19	15	18
Initial Appts	1	0	5	2	7	8	2	1
SSI Only	5	5	6	5	6	6	6	6
TANF	3	3	3	2	1	1	0	1
Credit Pulled/Reviewed	1	2	1	1	1	2	2	1
Interim Withdrawals	0	0	0	0	0	0	1	0
Money Dispersed	0	0	0	0	0	0	\$ 1,975	0

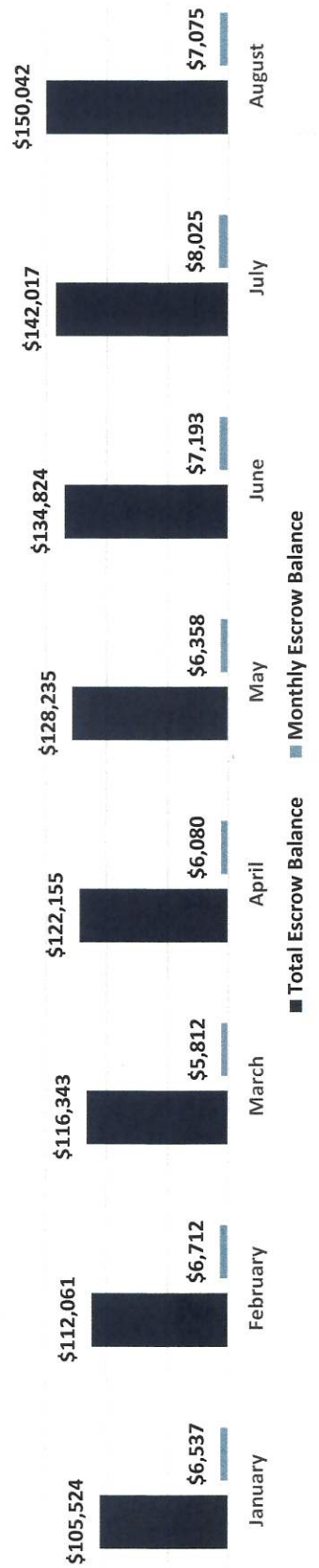
PARTICIPANTS ENROLLED



EMPLOYMENT AND ESCROW



ESCROW BALANCE



Section 8 Housing Choice Voucher Program Monthly Management Report

August 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	Utilization	Funding	Vouchers	YTD Utilization	Funding	Vouchers Leased	Percent of Total Vouchers Leased	Monthly Attrition	Average YTD Attrition	Average YTD Attrition			
																											13,865,483	\$1,032,214	\$ 268
January	\$12,833,269	\$1,032,214	\$ 263	\$ 880	\$ 1,017,765	\$ (14,449)	1,125	1,655	29,531	1,655	(530)	(530)	(530)	20	18	117	68.0%	121.3%	68.0%	121.3%	7	0.6%	7	0.6%	6	0.5%	6	0.5%	
February	\$11,801,055	\$1,101,937	\$ 263	\$ 903	\$ 1,049,609	\$ (52,328)	1,137	1,655	30,727	1,655	(518)	(518)	(518)	12	23	109	68.7%	125.1%	68.7%	125.1%	9	0.8%	9	0.8%	8	0.7%	8	0.7%	
March	\$10,699,118	\$1,101,945	\$ 260	\$ 914	\$ 1,052,436	\$ (49,509)	1,133	1,655	30,664	1,655	(522)	(522)	(522)	8	44	104	68.5%	125.4%	68.5%	125.4%	11	1.0%	11	1.0%	8	0.7%	8	0.7%	
April	\$9,597,173	\$1,061,010	\$ 259	\$ 936	\$ 1,068,071	\$ 7,061	1,125	1,655	31,852	1,655	(530)	(530)	(530)	9	25	137	68.0%	127.3%	68.0%	127.3%	10	0.9%	10	0.9%	7	0.6%	7	0.6%	
May	\$8,536,163	\$1,088,922	\$ 252	\$ 952	\$ 1,096,977	\$ 8,055	1,113	1,655	31,777	1,655	(542)	(542)	(542)	16	14	123	67.3%	130.7%	67.3%	130.7%	12	1.1%	12	1.1%	9	0.8%	9	0.8%	
June	\$7,447,241	\$1,126,206	\$ 250	\$ 973	\$ 1,132,865	\$ 6,659	1,109	1,655	32,961	1,655	(546)	(546)	(546)	10	19	121	67.0%	135.0%	67.0%	135.0%	12	1.1%	12	1.1%	13	1.2%	13	1.2%	
July	\$6,321,035	\$1,174,696	\$ 253	\$ 989	\$ 1,141,233	\$ (33,463)	1,095	1,655	32,872	1,655	(560)	(560)	(560)	15	17	125	66.2%	136.0%	66.2%	136.0%	10	0.9%	10	0.9%	9	0.8%	9	0.8%	
August	\$5,146,339																												

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.

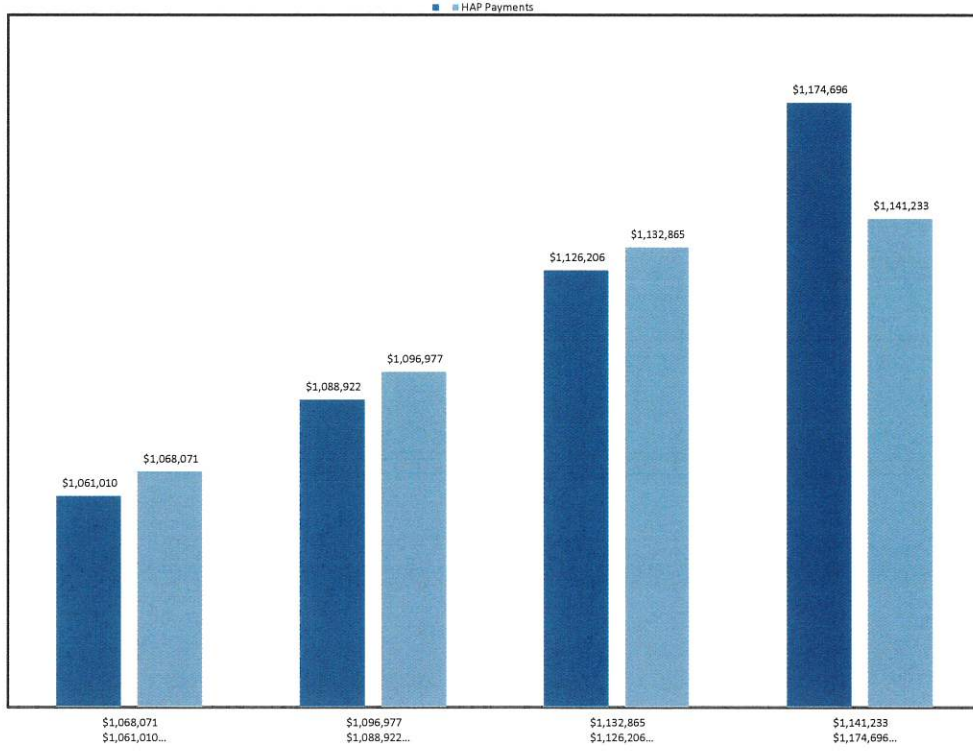
Current Vouchers Looking: This is the current number of vouchers that have been issued and the voucher holder is searching for a unit. =125

Homeownership: Current number of homeownership vouchers =6

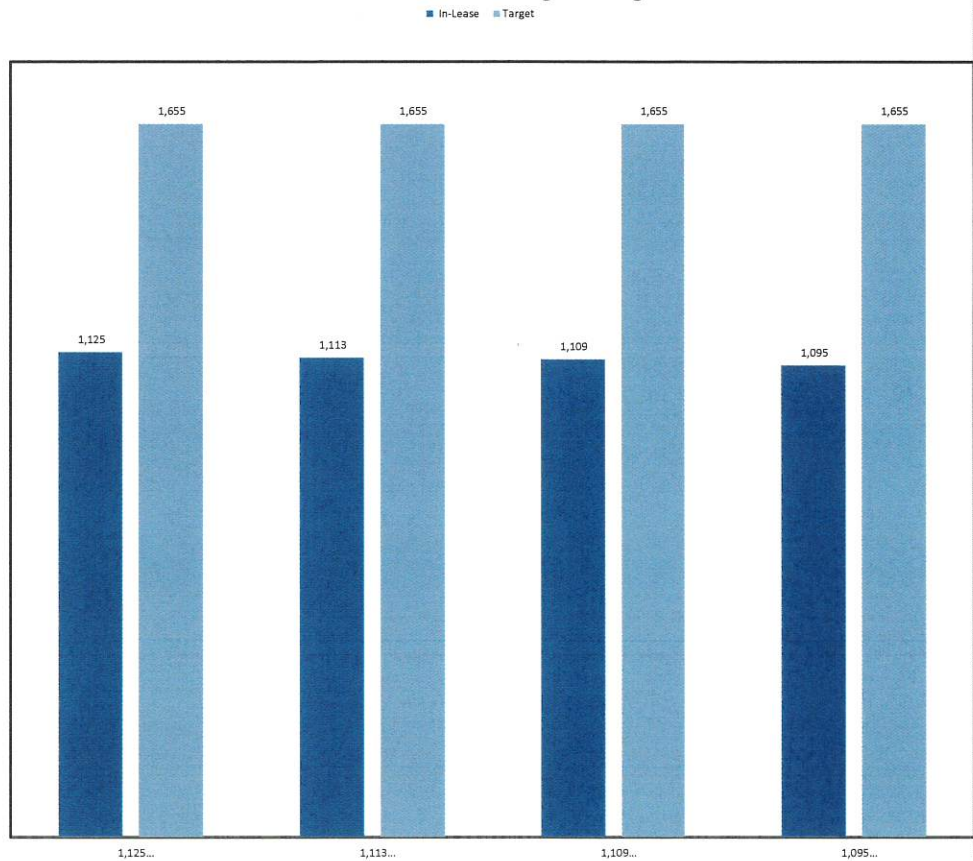
Family Self Sufficiency Participants (FSS): Current number of participants involved in the Section 8 Family Self Sufficiency Program . = enrolled HCV 38

Zero HAP Families: 10

Section 8 Monthly Housing Assistance Payments



Section 8 Vouchers In-Lease and Target Leasing Rate



Section K

Kansas City Kansas Housing Authority

Public Safety Department

Total: 62

Category	Count	Percentage
A	5	13.5%
B	4	10.8%
C	3	8.1%
D	3	8.1%
E	2	5.4%
F	2	5.4%
G	2	5.4%
H	2	5.4%
I	2	5.4%
J	2	5.4%
K	1	
L	1	
M	1	
N	1	
O	1	
P	1	
Q	1	
R	1	
60	1	
61	1	
62	1	
0	1	

SCATTERED SITES : UNAUTHORIZED GUEST

WYANDOTTE TOWERS : BANNED INDIVIDUAL

GLANVILLE TOWERS : TRESPASSER

WYANDOTTE TOWERS : DISTURBING THE PEACE

GLANVILLE TOWERS : LOTTERING

WYANDOTTE TOWERS : LEASE VIOLATION (PH)

SCATTERED SITES : AGGRAVATED ASSAULT

SCATTERED SITES : DISTURBING THE PEACE

BETHANY PARK TOWERS : DEAD BODY

WYANDOTTE TOWERS : UNAUTHORIZED GUEST

Public Safety Department

K	1 • 2.7%	WYANDOTTE TOWERS : EVICTION
L	1 • 2.7%	DOUGLAS HEIGHTS : CRUELTY TO ANIMALS
M	1 • 2.7%	DOUGLAS HEIGHTS : INFORMATION CALL
N	1 • 2.7%	SCATTERED SITES : CRIMINAL DAMAGE (FELONY)
O	1 • 2.7%	SCATTERED SITES : BANNED INDIVIDUAL
P	1 • 2.7%	SCATTERED SITES : DOMESTIC VIOLENCE
Q	1 • 2.7%	SCATTERED SITES : WEAPONS VIOLATION
R	1 • 2.7%	SCATTERED SITES : FAILURE TO COOPERATE
S	1 • 2.7%	WYANDOTTE TOWERS : CRIMINAL DAMAGE (MISD)
T	1 • 2.7%	KCKHA ADMIN BUILDING : DISORDERLY CONDUCT

Total Report Incident Types Exported: 62	Report Incident Types	Location
1 BELROSE MANOR • Count: 6	AGGRAVATED ASSAULT • Count: 1	BELROSE MANOR
	AGGRAVATED BATTERY • Count: 1	BELROSE MANOR
	AGGRAVATED BATTERY • Count: 1	BELROSE MANOR
	CHILD ENDANGERMENT • Count: 1	BELROSE MANOR
	CHILD ENDANGERMENT	BELROSE MANOR
	DISTURBING THE PEACE • Count: 1	BELROSE MANOR
	DISTURBING THE PEACE	BELROSE MANOR
	DOMESTIC VIOLENCE • Count: 1	BELROSE MANOR
	DOMESTIC VIOLENCE	BELROSE MANOR
	UNAUTHORIZED GUEST • Count: 1	BELROSE MANOR
	UNAUTHORIZED GUEST	BELROSE MANOR
3 BETHANY PARK TOWERS • Count: 4	BANNED INDIVIDUAL • Count: 1	BETHANY PARK TOWERS
	BANNED INDIVIDUAL	BETHANY PARK TOWERS
	DEAD BODY • Count: 2	BETHANY PARK TOWERS
	DEAD BODY	BETHANY PARK TOWERS
	DEAD BODY	BETHANY PARK TOWERS
	NARCOTICS CRIME • Count: 1	BETHANY PARK TOWERS
	NARCOTICS CRIME	BETHANY PARK TOWERS
1 DOUGLAS HEIGHTS • Count: 2	CRUELTY TO ANIMALS • Count: 1	DOUGLAS HEIGHTS
	CRUELTY TO ANIMALS	DOUGLAS HEIGHTS
	CRUELTY TO ANIMALS	DOUGLAS HEIGHTS
	INFORMATION CALL • Count: 1	DOUGLAS HEIGHTS
	INFORMATION CALL	DOUGLAS HEIGHTS
1 GLANVILLE TOWERS • Count: 9		

Kansas City Kansas Housing Authority

Section K

Public Safety Department

	BATTERY • Count: 1	BATTERY	GLANVILLE TOWERS
	DISORDERLY CONDUCT • Count: 1	DISORDERLY CONDUCT	GLANVILLE TOWERS
	LOITERING • Count: 2	LOITERING	GLANVILLE TOWERS
	LOITERING		GLANVILLE TOWERS
	TERMINATED EMPLOYEE • Count: 1	TERMINATED EMPLOYEE	GLANVILLE TOWERS
	THEFT • Count: 1	THEFT	GLANVILLE TOWERS
	TRESPASSER • Count: 3	TRESPASSER	GLANVILLE TOWERS
	TRESPASSER		GLANVILLE TOWERS
	TRESPASSER		GLANVILLE TOWERS
	TRESPASSER		GLANVILLE TOWERS
	DISORDERLY CONDUCT • Count: 1	DISORDERLY CONDUCT	KCKHA ADMIN BUILDING
	MISC. REPORT • Count: 1	MISC. REPORT	KCKHA ADMIN BUILDING
	TERMINATED EMPLOYEE • Count: 1	TERMINATED EMPLOYEE	KCKHA ADMIN BUILDING
	PLAZA TOWERS • Count: 1	BANNED INDIVIDUAL • Count: 1	PLAZA TOWERS
	ROSEDALE TOWERS • Count: 1	TRESPASSER • Count: 1	ROSEDALE TOWERS
	SCATTERED SITES • Count: 17	AGGRAVATED ASSAULT • Count: 2	SCATTERED SITES
	AGGRAVATED ASSAULT		SCATTERED SITES

Kansas City Kansas Housing Authority

Section K

Public Safety Department

	AGGRAVATED ASSAULT	SCATTERED SITES
	BANNED INDIVIDUAL • Count: 1	SCATTERED SITES
	BANNED INDIVIDUAL	SCATTERED SITES
	CRIMINAL ACTIVITY • Count: 1	SCATTERED SITES
	CRIMINAL ACTIVITY	SCATTERED SITES
	CRIMINAL DAMAGE (FELONY) • Count: 1	SCATTERED SITES
	CRIMINAL DAMAGE (FELONY)	SCATTERED SITES
	DISTURBANCE • Count: 1	SCATTERED SITES
	DISTURBANCE	SCATTERED SITES
	DISTURBING THE PEACE • Count: 2	SCATTERED SITES
	DISTURBING THE PEACE	SCATTERED SITES
	DISTURBING THE PEACE	SCATTERED SITES
	DOMESTIC VIOLENCE • Count: 1	SCATTERED SITES
	DOMESTIC VIOLENCE	SCATTERED SITES
	FAILURE TO COOPERATE • Count: 1	SCATTERED SITES
	FAILURE TO COOPERATE	SCATTERED SITES
	INFORMATION CALL • Count: 1	SCATTERED SITES
	INFORMATION CALL	SCATTERED SITES
	UNAUTHORIZED GUEST • Count: 5	SCATTERED SITES
	UNAUTHORIZED GUEST	SCATTERED SITES
	UNAUTHORIZED GUEST	SCATTERED SITES
	UNAUTHORIZED GUEST	SCATTERED SITES
	UNAUTHORIZED GUEST	SCATTERED SITES
	UNAUTHORIZED GUEST	SCATTERED SITES
	WEAPONS VIOLATION • Count: 1	SCATTERED SITES
	WEAPONS VIOLATION	SCATTERED SITES
	WYANDOTTE TOWERS • Count: 19	WYANDOTTE TOWERS
	BANNED INDIVIDUAL • Count: 4	WYANDOTTE TOWERS
	BANNED INDIVIDUAL	WYANDOTTE TOWERS
	BANNED INDIVIDUAL	WYANDOTTE TOWERS
	BANNED INDIVIDUAL	WYANDOTTE TOWERS

Public Safety Department

	BANNED INDIVIDUAL	WYANDOTTE TOWERS
	• CRIMINAL DAMAGE (MISD) • Count: 1	
	CRIMINAL DAMAGE (MISD)	WYANDOTTE TOWERS
	• DISORDERLY CONDUCT • Count: 1	
	DISORDERLY CONDUCT	WYANDOTTE TOWERS
	• DISTURBANCE • Count: 1	
	DISTURBANCE	WYANDOTTE TOWERS
	• DISTURBING THE PEACE • Count: 3	
	DISTURBING THE PEACE	WYANDOTTE TOWERS
	DISTURBING THE PEACE	WYANDOTTE TOWERS
	DISTURBING THE PEACE	WYANDOTTE TOWERS
	• EVICTION • Count: 1	
	EVICTION	WYANDOTTE TOWERS
	• FAILURE TO COOPERATE • Count: 1	
	FAILURE TO COOPERATE	WYANDOTTE TOWERS
41	• INFORMATION CALL • Count: 1	
	INFORMATION CALL	WYANDOTTE TOWERS
	• LEASE VIOLATION (PH) • Count: 2	
	LEASE VIOLATION (PH)	WYANDOTTE TOWERS
	LEASE VIOLATION (PH)	WYANDOTTE TOWERS
	• OTHER • Count: 1	
	OTHER	WYANDOTTE TOWERS
	• PUBLIC INTOXICATION • Count: 1	
	PUBLIC INTOXICATION	WYANDOTTE TOWERS
	• UNAUTHORIZED GUEST • Count: 2	
	UNAUTHORIZED GUEST	WYANDOTTE TOWERS
	UNAUTHORIZED GUEST	WYANDOTTE TOWERS
Total Report Incident Types Exported: 61		

Kansas City Kansas Housing Authority

Main Filters applied

Reports/Modules	Groups	Users	Incident Types	Locations	Quick Dates	Search Dates
Case Report	<ul style="list-style-type: none"> PUBLIC SAFETY 	<ul style="list-style-type: none"> KUMP, ALEXANDER (akump) WORRELL, CONNIE (cworrell) MYERS, JOHN (jmyers) JONES, ROW (rjones) 	See the filter list in the next page	<ul style="list-style-type: none"> None Selected 	...	7/1/2024 12:00:00 AM - 7/31/2024 12:00:00 AM

Incident Types

- No Incident Type
- ACTIVE SHOOTER
- AGGRAVATED ARSON
- AGGRAVATED ASSAULT
- AGGRAVATED BATTERY
- AGGRAVATED BURGLARY
- AGGRAVATED KIDNAPPING
- AGGRAVATED ROBBERY
- ARREST
- ARSON
- ASSAULT
- BANNED INDIVIDUAL
- BATTERY
- BURGLARY
- CASUALTY REPORT
- CHILD ENDANGERMENT
- CINC
- CIT / MENTALLY DISTURBED
- COMMUNITY MEETING
- COURT ORDER
- CRIMINAL ACTIVITY
- CRIMINAL DAMAGE (FELONY)
- CRIMINAL DAMAGE (MISD)
- CRUELTY TO ANIMALS
- DEAD BODY
- DISORDERLY CONDUCT
- (Deleted) DISTURBANCE
- DISTURBANCE
- DISTURBING THE PEACE
- DOMESTIC VIOLENCE
- EVICTION
- FAILURE TO COOPERATE
- FELONY THEFT
- FIRE
- FOLLOW-UP INVESTIGATION
- FORGERY / FRAUD
- HATE CRIMES
- HOMICIDE
- INDECENT EXPOSURE
- INFORMATION CALL
- INJURED ON DUTY
- (Deleted) ISSUED IN ERROR
- JUVENILE
- KCKPD ASSIST
- KIDNAPPING
- LEASE VIOLATION (HCV)
- LEASE VIOLATION (PH)
- LITTERING
- LOITERING
- MEDICAL CALL
- MISC. REPORT
- MISD. THEFT
- MOTOR VEHICLE ACCIDENT
- NARCOTICS CRIME
- OTHER
- PET LEASE VIOLATION
- PUBLIC INTOXICATION
- RECOVERED STOLEN AUTO
- ROBBERY
- SELF - INFLICTED INJURY
- SELF-INITIATED ACTIVITY
- SEX CRIMES
- SQUATTER / SQUATTING
- STOLEN AUTO
- SUICIDE
- TERMINATED EMPLOYEE
- THEFT
- TOW STICKER
- TOWED VEHICLE
- TRAINING
- TRESPASSER
- UNAUTHORIZED GUEST
- URINATING IN PUBLIC
- VIOLATION OF COURT ORDER
- WEAPONS VIOLATION

Kansas City Kansas Housing Authority

- WELFARE CHECK
- WYCO SHERIFF ASSIST

Kansas City Kansas Housing Authority

Grid Filters Applied

Is inactive - equal to

- false